

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Mercer Island / 34

Previous Physical Inspection: 2002

Improved Sales:

Number of Sales: 687

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$474,800	\$331,700	\$806,500	\$897,900	89.8%	13.67%
2005 Value	\$517,500	\$359,900	\$877,400	\$897,900	97.7%	13.48%
Change	+\$42,700	+\$28,200	+\$70,900		+7.9%	-0.19%
% Change	+9.0%	+8.5%	+8.8%		+8.8%	-1.39%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.19% and -1.39% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2004 Value	\$501,300	\$305,300	\$806,600
2005 Value	\$546,400	\$333,500	\$879,900
Percent Change	+9.0%	+9.2%	+9.1%

Number of one to three unit residences in the Population: 6763

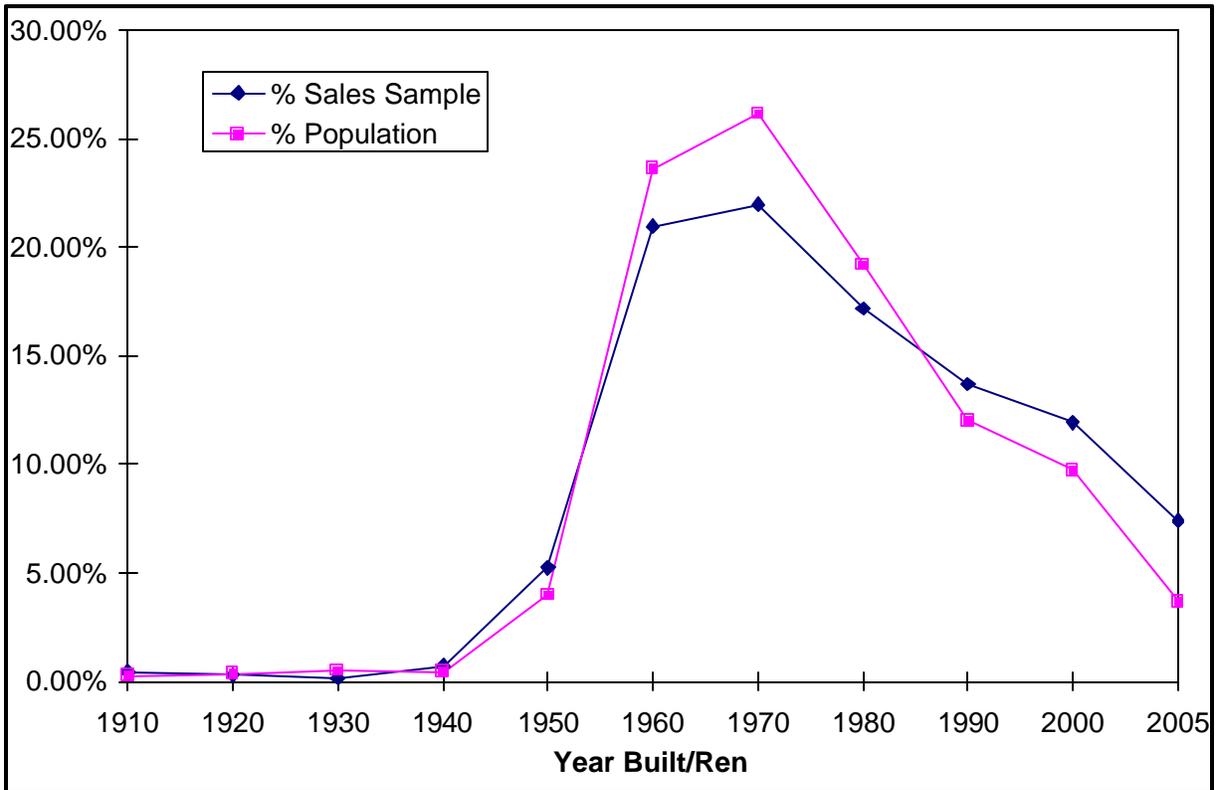
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. Mercer Island is a high-end diverse area with a large portion of high-end and waterfront properties located on the west side. Due to the large number of characteristic variations and Board decisions in this area, a more conservative approach was taken when reviewing variables. The analysis results did show that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with traffic noise have a higher average ratio (assessed value/sale price) than other homes in the area. The formula will adjust these properties upward less than others in the population. The homes in Mercer Village (Plat 545401) also have a higher assessment ratio than other homes in the population, therefore will have a downward adjustment. The formula adjusts for these differences thus improving equalization. Mercer Island will be physically inspected in 2007, at the start of the new revalue cycle.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	3	0.44%
1920	2	0.29%
1930	1	0.15%
1940	5	0.73%
1950	36	5.24%
1960	144	20.96%
1970	151	21.98%
1980	118	17.18%
1990	94	13.68%
2000	82	11.94%
2005	51	7.42%
	687	

Population		
Year Built/Ren	Frequency	% Population
1910	17	0.25%
1920	24	0.35%
1930	35	0.52%
1940	31	0.46%
1950	269	3.98%
1960	1598	23.63%
1970	1769	26.16%
1980	1299	19.21%
1990	813	12.02%
2000	658	9.73%
2005	250	3.70%
	6763	

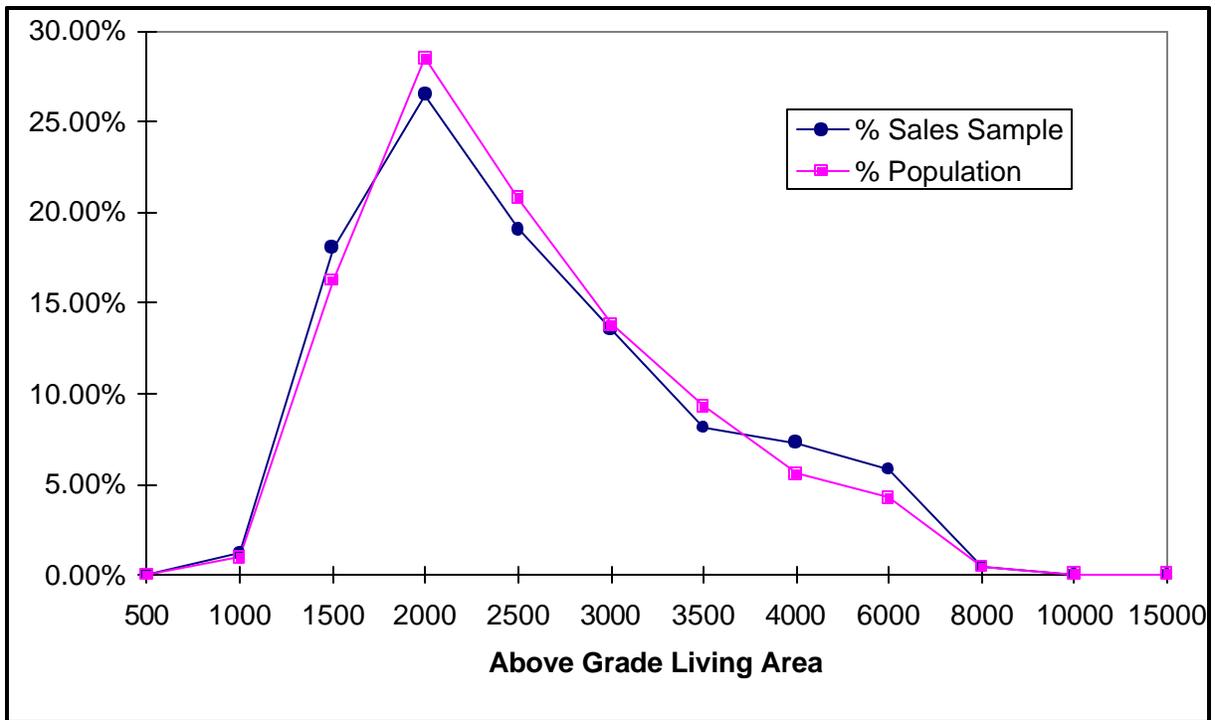


Sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Ren. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	8	1.16%
1500	124	18.05%
2000	182	26.49%
2500	131	19.07%
3000	93	13.54%
3500	56	8.15%
4000	50	7.28%
6000	40	5.82%
8000	3	0.44%
10000	0	0.00%
15000	0	0.00%
	687	

Population		
AGLA	Frequency	% Population
500	1	0.01%
1000	64	0.95%
1500	1099	16.25%
2000	1927	28.49%
2500	1407	20.80%
3000	932	13.78%
3500	629	9.30%
4000	377	5.57%
6000	287	4.24%
8000	32	0.47%
10000	5	0.07%
15000	3	0.04%
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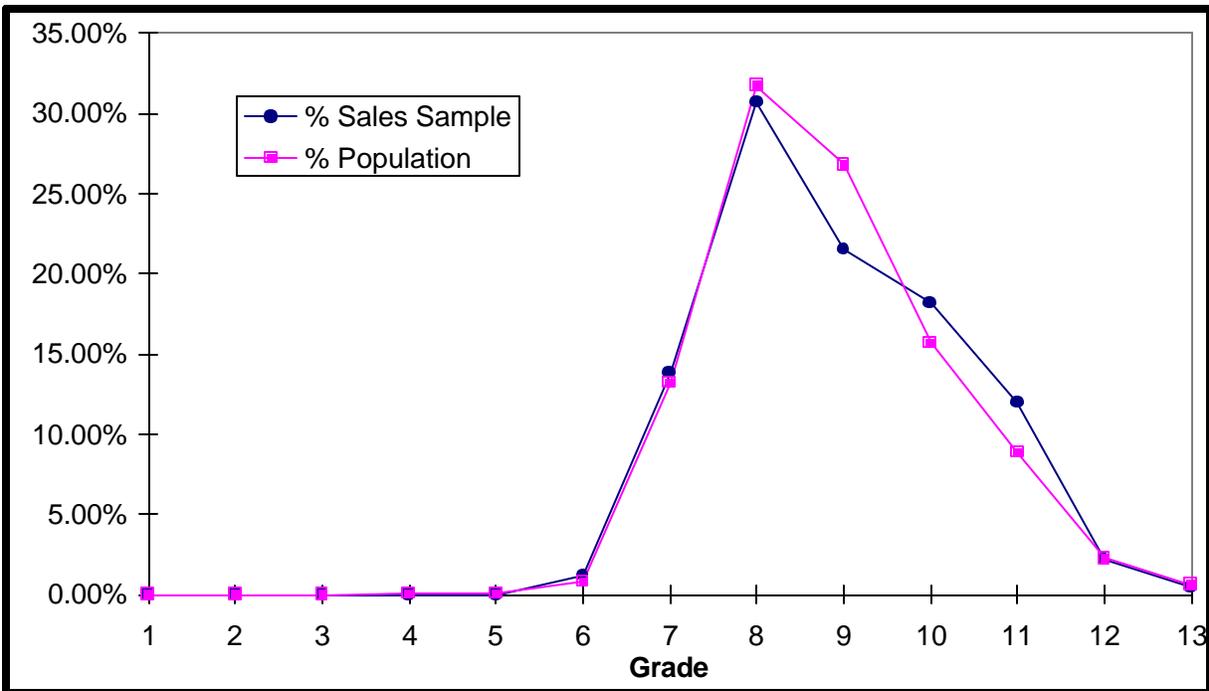


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

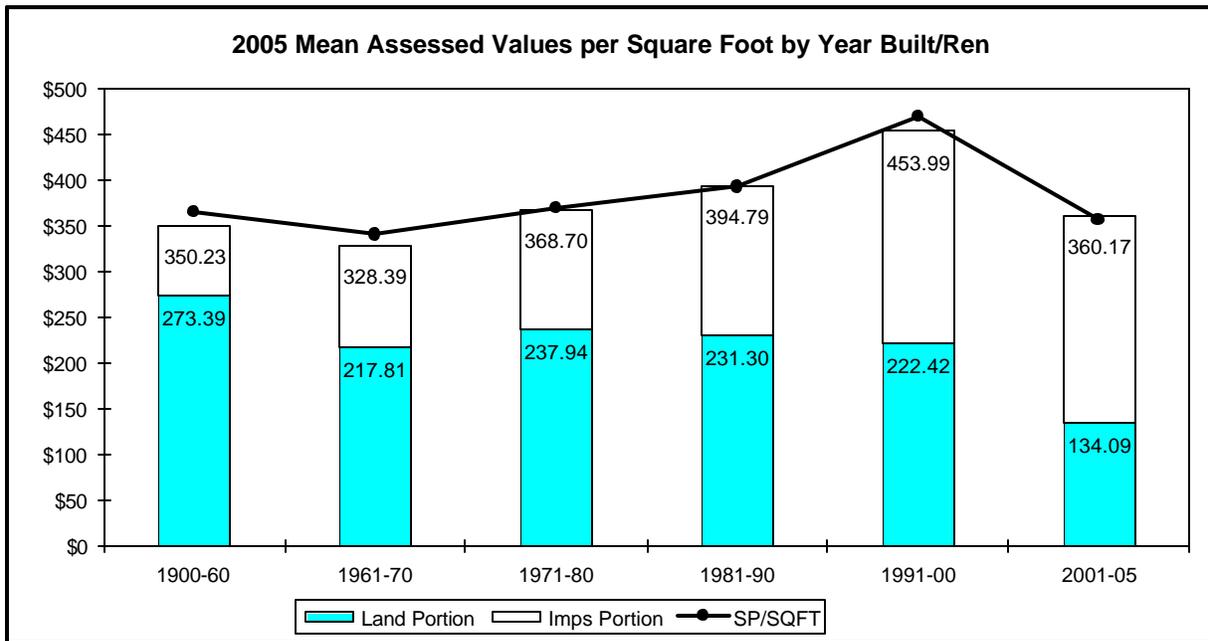
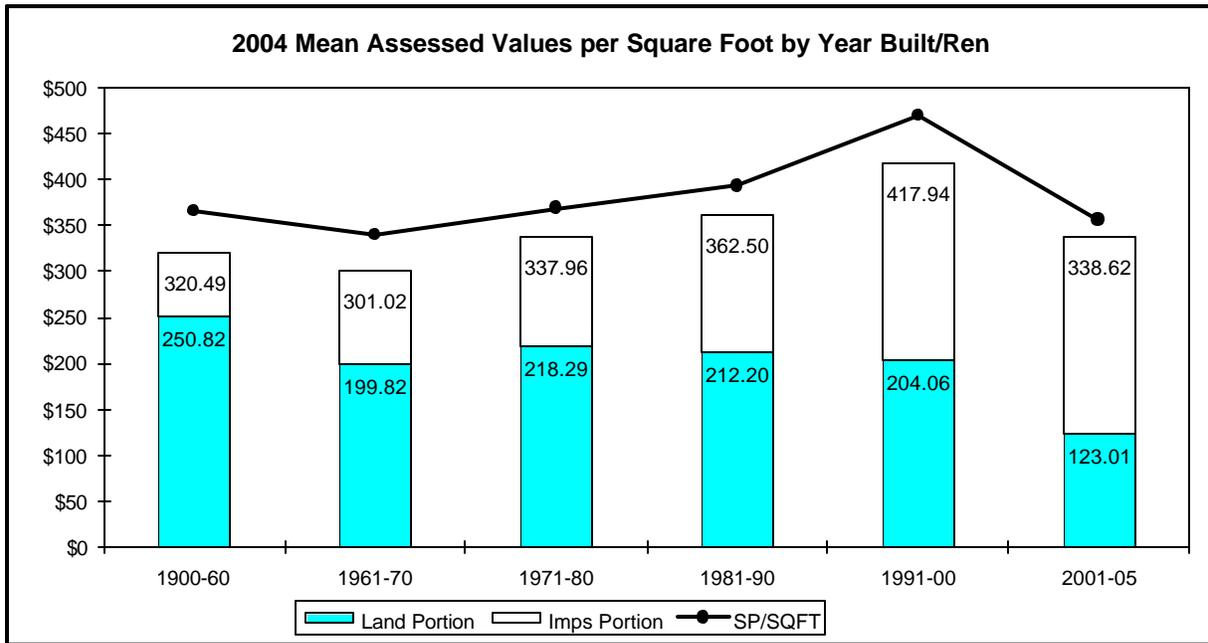
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	8	1.16%
7	95	13.83%
8	211	30.71%
9	148	21.54%
10	125	18.20%
11	82	11.94%
12	15	2.18%
13	3	0.44%
	687	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.03%
5	3	0.04%
6	54	0.80%
7	893	13.20%
8	2146	31.73%
9	1814	26.82%
10	1059	15.66%
11	598	8.84%
12	152	2.25%
13	42	0.62%
	6763	



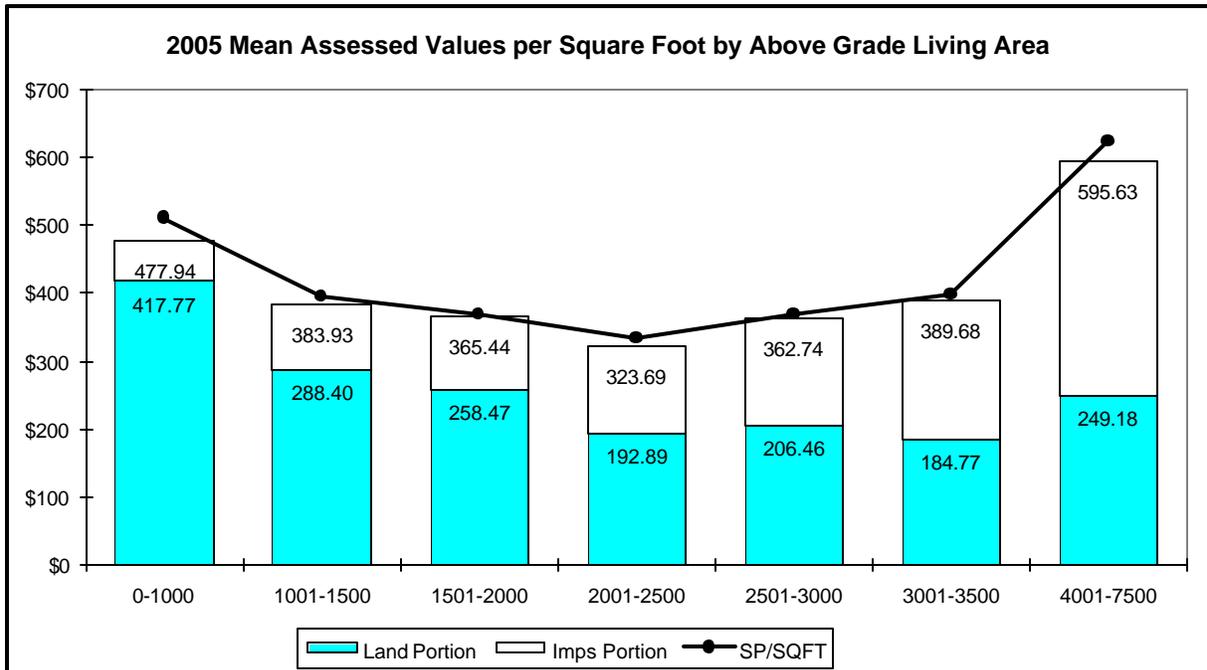
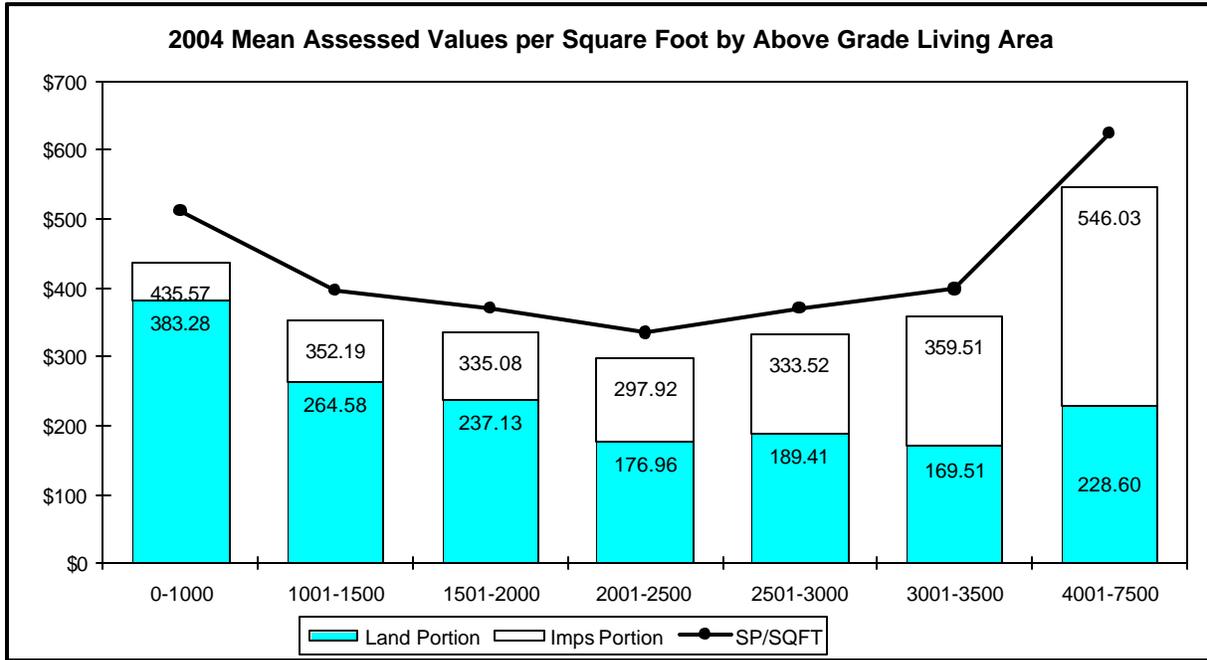
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2004 and 2005 Per Square Foot Values By Year Built / Renovated



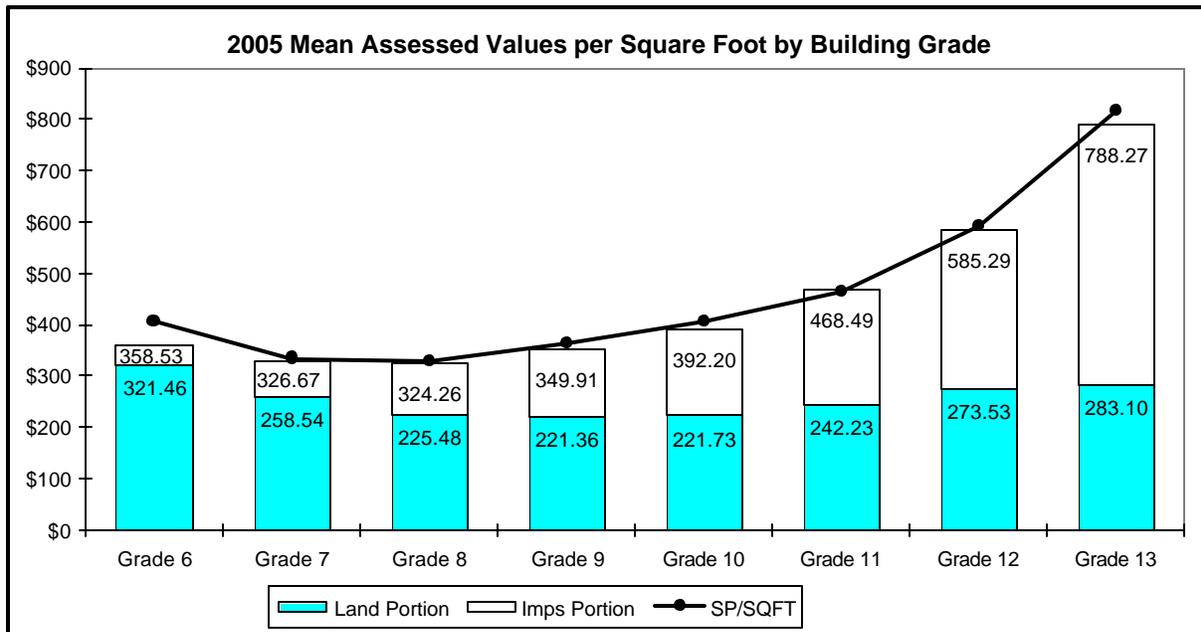
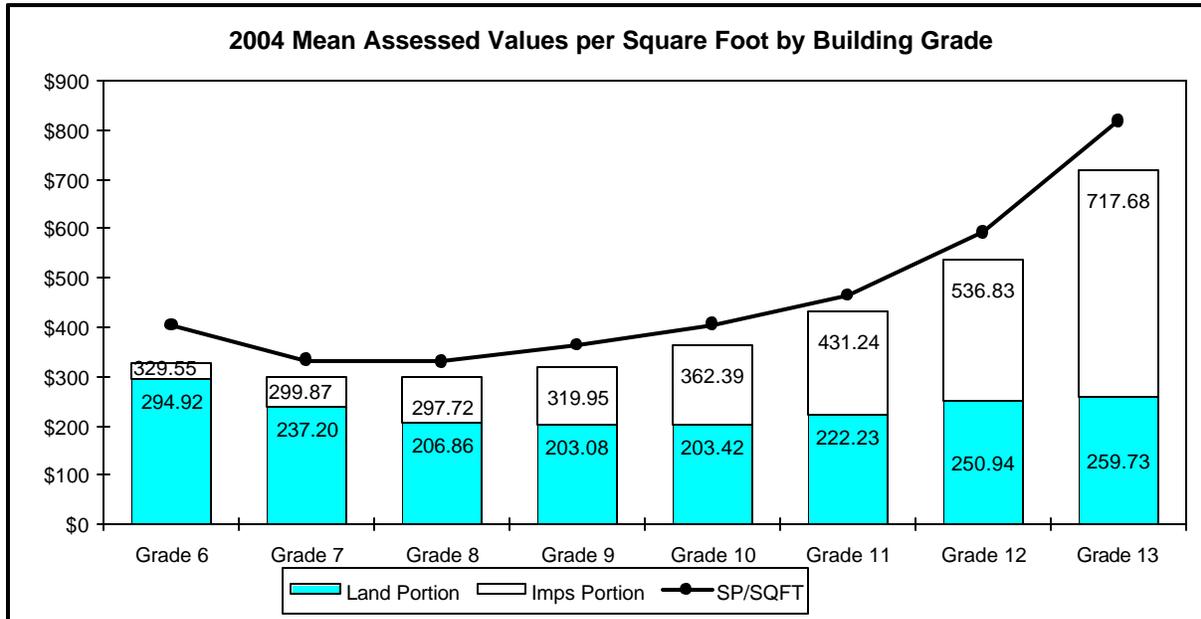
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area**



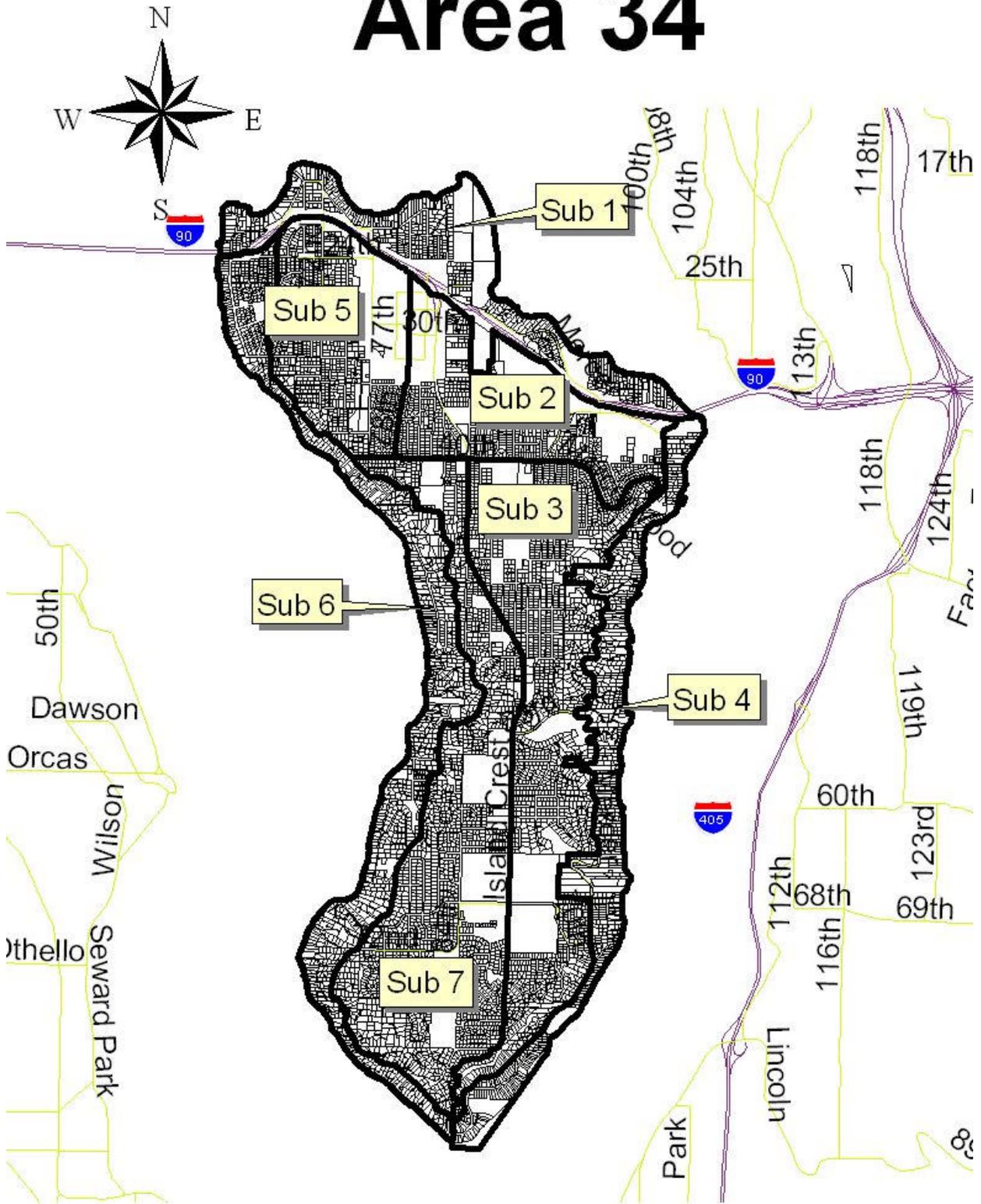
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2004 and 2005 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Area 34



Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 23 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 9% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.09, \text{ with the result rounded down to the next } \$1,000.$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 687 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

Mercer Island is a high-end diverse area with a large portion of high-end and waterfront properties located on the west side. Due to the large number of characteristic variations and Board decisions in this area, a more conservative approach was taken when reviewing variables. The analysis results did show that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with traffic noise have a higher average ratio (assessed value/sale price) than other homes in the area. The formula will adjust these properties upward less than others in the population. The homes in Mercer Village (Plat 545401) also have a higher assessment ratio than other homes in the population, therefore will have a downward adjustment. The formula adjusts for these differences thus improving equalization. Mercer Island will be physically inspected in 2007, at the start of the new revalue cycle.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / .9103748 + .1225211 * \text{Plat}545401 + 5.972366E-02 * \text{VariousTraffic}$$

The resulting total value is rounded down to the next \$1,000, then:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value * 1.085)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value (2005 Land Value + Previous Improvement Value * 1.085).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *There are no residential properties that exist on commercially zoned land in this area.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2005 \text{ Total Value} = 2005 \text{ Land Value} + \text{Previous Improvement Value} * 1.085, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 34 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

9.84%

Plat 545401	Yes
Mercer Village	
% Adjustment	-13.03%
VariousTraffic	Yes
% Adjustment	-6.76%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home in Plat 545401 (Mercer Village) would *approximately* receive a -3.19% downward adjustment (9.84% - 13.03%).

Generally parcels in the Plat of Mercer Village and parcels with traffic coding were at a higher assessment level than other parcels in the population. This model corrects for these strata differences.

88% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 34 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
545401	Mercer Village	7	15	46.7%	NW30-24-5	7	10	2001thru 2003	SE 69 th Place and 84th Ave SE

Area 34 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.977.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
6	8	0.809	0.880	8.8%	0.811	0.949
7	95	0.901	0.981	8.8%	0.956	1.006
8	211	0.902	0.982	8.9%	0.966	0.998
9	148	0.877	0.959	9.3%	0.937	0.981
10	125	0.891	0.964	8.2%	0.938	0.989
11	82	0.920	0.999	8.6%	0.965	1.033
12	15	0.915	1.000	9.3%	0.896	1.105
13	3	0.876	0.962	9.8%	0.500	1.424
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1960	191	0.863	0.943	9.2%	0.925	0.961
1961-1970	151	0.887	0.968	9.1%	0.948	0.989
1971-1980	118	0.911	0.995	9.2%	0.971	1.019
1981-1990	94	0.925	1.008	9.0%	0.975	1.040
1991-2000	82	0.884	0.960	8.7%	0.931	0.990
>2000	51	0.947	1.011	6.7%	0.974	1.047
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Average	350	0.902	0.980	8.6%	0.965	0.995
Good	276	0.902	0.985	9.1%	0.971	0.999
Very Good	61	0.855	0.932	9.1%	0.893	0.971
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	378	0.887	0.968	9.1%	0.955	0.980
1.5	26	0.838	0.911	8.7%	0.856	0.965
2	274	0.911	0.988	8.5%	0.971	1.006
2.5	6	0.923	1.013	9.8%	0.830	1.197
3	3	1.009	1.108	9.8%	0.970	1.246

Area 34 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.977.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1000	8	0.849	0.932	9.7%	0.845	1.019
1001-1500	124	0.890	0.970	9.1%	0.948	0.993
1501-2000	182	0.907	0.989	9.1%	0.969	1.008
2001-2500	131	0.891	0.968	8.6%	0.947	0.990
2501-3500	149	0.903	0.982	8.8%	0.960	1.005
3501-5000	83	0.900	0.977	8.5%	0.942	1.011
>5000	10	0.878	0.958	9.1%	0.828	1.087
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	420	0.909	0.986	8.5%	0.975	0.998
Y	267	0.890	0.970	9.0%	0.951	0.989
PLAT 545401 MERCER VILLAGE	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	680	0.897	0.977	8.9%	0.967	0.987
Y	7	1.026	0.993	-3.3%	0.913	1.072
VARIOUS TRAFFIC	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	599	0.891	0.977	9.6%	0.966	0.988
Y	88	0.949	0.978	3.0%	0.953	1.003
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	634	0.911	0.990	8.6%	0.980	1.000
Y	53	0.858	0.938	9.3%	0.888	0.987
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	57	0.906	0.980	8.2%	0.949	1.011
2	67	0.895	0.972	8.7%	0.945	1.000
3	149	0.918	1.004	9.4%	0.984	1.025
4	65	0.885	0.969	9.5%	0.933	1.005
5	97	0.905	0.985	8.9%	0.957	1.014
6	94	0.861	0.937	8.8%	0.904	0.969
7	158	0.922	0.997	8.1%	0.977	1.017

Area 34 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.977.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=5000	6	0.925	1.014	9.7%	0.859	1.170
05001-08000	85	0.897	0.966	7.8%	0.939	0.993
08001-12000	284	0.910	0.990	8.8%	0.976	1.004
12001-16000	153	0.908	0.989	8.9%	0.968	1.011
16001-20000	90	0.902	0.982	9.0%	0.951	1.014
20001-30000	52	0.845	0.918	8.7%	0.870	0.967
30001-43559	14	0.889	0.969	9.0%	0.860	1.078
1AC-3AC	3	1.011	1.110	9.8%	1.037	1.183

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: SE / TEAM - 2	Lien Date: 01/01/2004	Date of Report: 3/23/2005	Sales Dates: 1/2003 - 12/2004
Area 34-MERCER ISLAND	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
<i>Sample size (n)</i>	687
<i>Mean Assessed Value</i>	806,500
<i>Mean Sales Price</i>	897,900
<i>Standard Deviation AV</i>	607,918
<i>Standard Deviation SP</i>	719,849

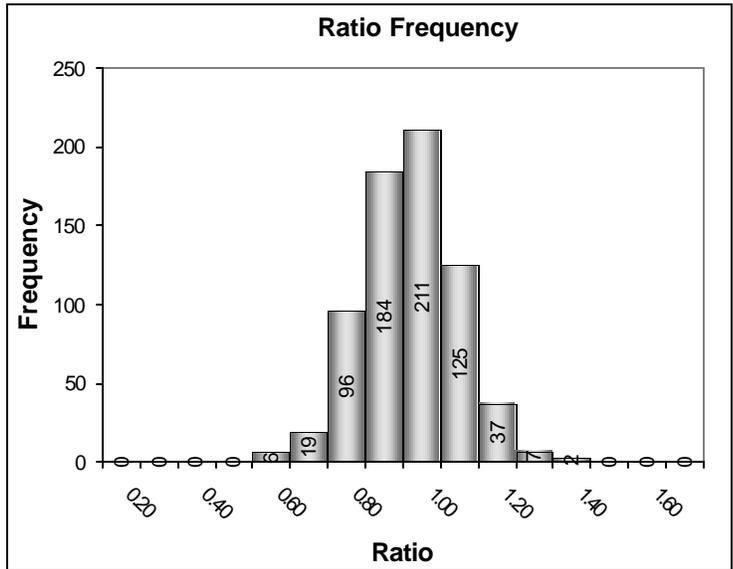
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.919
<i>Median Ratio</i>	0.918
<i>Weighted Mean Ratio</i>	0.898

UNIFORMITY	
<i>Lowest ratio</i>	0.544
<i>Highest ratio:</i>	1.329
<i>Coefficient of Dispersion</i>	10.91%
<i>Standard Deviation</i>	0.126
<i>Coefficient of Variation</i>	13.67%
<i>Price Related Differential (PRD)</i>	1.023

RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.907
<i>Upper limit</i>	0.932
95% Confidence: Mean	
<i>Lower limit</i>	0.910
<i>Upper limit</i>	0.929

SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	6763
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.126
Recommended minimum:	25
<i>Actual sample size:</i>	687
Conclusion:	OK

NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	347
<i># ratios above mean:</i>	340
<i>z:</i>	0.267
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 34

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: SE / TEAM - 2	Lien Date: 01/01/2005	Date of Report: 3/23/2005	Sales Dates: 1/2003 - 12/2004
Area 34-MERCER ISLAND	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	687
Mean Assessed Value	877,400
Mean Sales Price	897,900
Standard Deviation AV	665.092
Standard Deviation SP	719.849

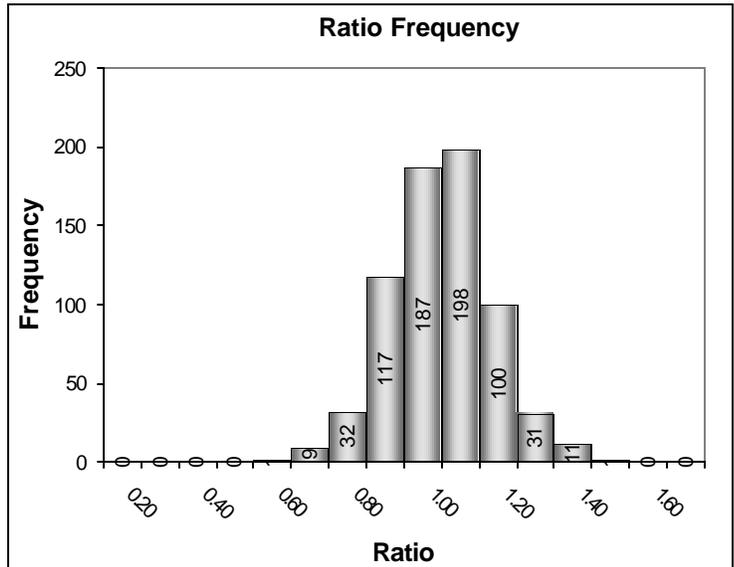
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.999
Median Ratio	1.000
Weighted Mean Ratio	0.977

UNIFORMITY	
Lowest ratio	0.561
Highest ratio:	1.454
Coefficient of Dispersion	10.62%
Standard Deviation	0.135
Coefficient of Variation	13.48%
Price Related Differential (PRD)	1.023

RELIABILITY	
95% Confidence: Median	
Lower limit	0.988
Upper limit	1.010
95% Confidence: Mean	
Lower limit	0.989
Upper limit	1.009

SAMPLE SIZE EVALUATION	
N (population size)	6763
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.135
Recommended minimum:	29
Actual sample size:	687
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	342
# ratios above mean:	345
z:	0.114
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 34

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	545230	2030	3/14/03	375000	1180	800	7	1957	5	6000	N	N	2241 81ST AV SE
1	531510	1828	7/6/04	400000	1230	0	7	1988	3	9768	N	N	2248 77TH AV SE
1	545230	1990	11/10/03	575000	1250	1220	7	1955	5	6500	N	N	2209 81ST AV SE
1	122404	9040	10/11/04	400000	1370	0	7	1948	3	12180	N	N	8206 N MERCER WY
1	122404	9090	7/31/03	549000	1640	780	7	1959	4	10763	Y	N	2443 84TH AV SE
1	545230	2085	2/25/04	448000	1640	0	7	1953	4	8800	N	N	2236 80TH AV SE
1	064710	0100	3/17/04	441000	1690	0	7	1961	4	9720	N	N	3003 90TH PL SE
1	545230	1925	6/18/03	485000	1870	0	7	1966	4	10000	N	N	2234 81ST AV SE
1	545260	0110	5/26/04	640000	1250	1080	8	1942	4	18135	Y	N	8450 N MERCER WY
1	735570	0190	6/26/03	550000	1330	0	8	1949	4	17930	N	N	7037 N MERCER WY
1	531510	1711	3/4/03	410000	1510	440	8	1978	3	10890	N	N	2266 78TH AV SE
1	810610	0200	4/25/03	1550000	1570	1080	8	1946	5	16711	Y	Y	9010 N MERCER WY
1	736560	0070	5/27/04	589000	1760	850	8	1978	4	8760	N	N	8208 SE 26TH ST
1	413930	0042	9/3/03	550000	2030	0	8	1998	3	7757	N	N	3421 97TH AV SE
1	122404	9002	4/14/04	625000	2080	0	8	1900	5	11151	Y	N	2457 84TH AV SE
1	531510	0067	6/17/04	840000	2470	0	8	1916	5	12000	Y	N	7278 N MERCER WY
1	243970	0123	4/30/03	860000	2480	600	8	2002	3	10740	N	N	6000 SE 22ND ST
1	413930	0035	6/25/04	767600	2700	0	8	1995	3	19723	N	N	3502 96TH AV SE
1	531510	0041	8/19/04	925000	1720	1400	9	1965	4	16434	Y	N	7232 N MERCER WY
1	735570	0140	8/29/03	860000	1900	1090	9	1952	5	14460	Y	N	2007 70TH AV SE
1	544930	0135	5/6/04	1100000	1920	1610	9	1991	3	15400	Y	N	2061 82ND AV SE
1	544930	0040	4/5/04	725000	1920	1200	9	1962	3	16150	Y	N	2045 81ST AV SE
1	531510	1850	5/4/04	720000	2200	1210	9	2000	3	13876	N	N	2220 76TH AV SE
1	413930	0005	6/23/04	1287500	2290	470	9	1985	3	16849	Y	Y	9610 SE 34TH ST
1	531510	1877	4/23/04	839000	2600	620	9	1995	3	9358	N	N	2233 77TH AV SE
1	072405	9126	6/25/04	965000	3250	0	9	1985	3	9600	N	N	3402 97TH AV SE
1	531510	1816	9/4/03	899900	3610	0	9	2003	3	9555	N	N	2265 78TH AV SE
1	545260	0020	7/26/04	1195000	2120	1420	10	1974	5	12000	Y	N	8602 N MERCER WY
1	531510	0036	6/23/03	950000	2710	1700	10	1968	4	12000	Y	N	7216 N MERCER WY
1	531510	0342	7/20/04	1320000	2730	1400	10	1998	3	6824	Y	N	7275 N MERCER WY

**Improved Sales Used in this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	545230	2139	11/12/03	1100000	3060	600	10	2000	3	8800	Y	N	2209 80TH AV SE
1	140285	0050	9/26/03	945000	3380	0	10	1995	3	12428	N	N	9204 SE 33RD ST
1	545230	1810	3/11/04	1025000	3420	800	10	1991	3	9240	Y	N	2250 82ND AV SE
1	140285	0080	7/12/04	1280000	3580	0	10	1996	3	35360	N	N	9203 SE 33RD ST
1	531510	0202	8/10/04	1600000	3670	0	10	1993	3	20305	Y	N	7245 N MERCER WY
1	544230	0805	10/30/03	1395000	3720	840	10	2003	3	12000	Y	N	6204 SE 22ND ST
1	140285	0070	9/22/04	936000	3770	0	10	1996	3	12649	N	N	9201 SE 33RD ST
1	545260	0070	7/14/04	3000000	3870	0	10	1976	4	19083	Y	Y	8466 N MERCER WY
1	545230	1785	7/1/04	1749000	4070	0	10	2004	3	13800	Y	N	2234 82ND AV SE
1	531510	0117	6/14/03	3900000	4460	720	10	2000	3	21551	Y	Y	7442 SE 22ND ST
1	082405	9108	8/8/04	1760000	1860	830	11	1990	3	21780	Y	Y	9900 SE 35TH PL
1	072405	9129	9/11/03	1125000	3290	0	11	2001	3	9100	N	N	3418 97TH AV SE
1	810610	0085	12/3/04	1650000	3390	1800	11	2000	3	24000	Y	N	8608 N MERCER WY
1	531510	0105	5/28/04	3320000	3460	1140	11	1988	3	23829	Y	Y	7432 N MERCER WY
1	072405	9114	12/15/03	1175000	3600	0	11	2001	3	9471	N	N	3420 97TH AV SE
1	072405	9032	2/10/03	1450000	3610	0	11	2001	3	9301	N	N	3422 97TH AV SE
1	072405	9032	11/17/04	1200000	3610	0	11	2001	3	9301	N	N	3422 97TH AV SE
1	072405	9125	8/4/03	2000000	3690	590	11	1983	3	64144	N	Y	9730 SE 35TH PL
1	531510	1776	3/5/04	1525000	3770	0	11	2003	3	13500	N	N	2203 78TH AV SE
1	544230	0615	5/27/04	2180000	3880	0	11	1996	3	18795	Y	Y	2227 60TH AV SE
1	545230	1820	10/16/04	1100000	4840	0	11	1991	3	9240	Y	N	2256 82ND AV SE
1	735570	0115	7/8/04	3325000	4840	0	12	1988	3	16848	Y	Y	1845 W MERCER WY
1	531510	2116	7/9/04	5400000	5490	710	12	2000	3	35568	Y	Y	7838 22ND PL SE
1	545230	1760	5/25/04	2995000	5880	0	12	2000	3	15525	Y	N	2210 82ND AV SE
1	413930	0346	4/19/04	6495000	6610	350	12	2000	3	23922	Y	Y	9400 SE 33RD ST
1	413930	0346	8/20/03	4575000	6610	350	12	2000	3	23922	Y	Y	9400 SE 33RD ST
1	800000	0030	11/23/04	5250000	4790	2660	13	1992	3	18300	Y	Y	8810 N MERCER WY
2	502190	0160	6/2/04	450000	990	100	6	1948	4	10800	N	N	3709 88TH AV SE
2	502190	0195	9/16/04	416000	1060	1060	6	1947	3	12600	N	N	3907 88TH AV SE
2	502190	0850	9/24/04	410000	940	770	7	1948	4	11400	N	N	8821 SE 39TH ST
2	502190	0860	5/6/04	420000	1020	0	7	1948	5	8448	N	N	8835 SE 39TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	502190	0205	5/28/03	415000	1040	1040	7	1947	4	10980	N	N	3917 88TH AV SE
2	502190	0855	2/6/03	412000	1040	520	7	1948	4	11400	N	N	8827 SE 39TH ST
2	545900	0380	11/6/03	427000	1250	570	7	1962	4	9310	N	N	3464 79TH AV SE
2	502190	0502	7/8/04	349000	1500	0	7	1951	4	8360	N	N	3712 88TH AV SE
2	545600	0280	8/8/03	600000	1580	1060	7	1960	4	8000	Y	N	9810 MERCERWOOD DR
2	183210	0055	8/16/04	484500	1630	0	7	1969	3	11250	N	N	8458 SE 36TH ST
2	502190	0930	5/23/03	390000	1640	620	7	1956	3	13300	N	N	8814 SE 40TH ST
2	502190	0710	6/30/03	380500	1640	0	7	1953	3	13300	N	N	8414 SE 39TH ST
2	502190	0669	12/18/03	418000	1790	0	7	1951	4	8360	N	N	3719 86TH AV SE
2	502190	0640	9/29/03	525000	1950	0	7	1951	3	22800	N	N	8447 SE 37TH ST
2	122404	9097	8/11/03	570000	1980	0	7	1964	5	10454	N	N	3840 83RD AV SE
2	545900	0305	6/9/03	425000	1070	990	8	1964	3	10200	N	N	3720 79TH AV SE
2	545600	0010	10/17/03	431500	1190	0	8	1956	3	8000	N	N	4009 97TH AV SE
2	545600	0055	9/3/03	412000	1200	0	8	1956	4	8000	N	N	4123 97TH AV SE
2	545900	0170	11/26/03	520000	1200	550	8	2002	3	8190	N	N	3742 78TH AV SE
2	545900	0005	4/30/04	414000	1320	690	8	1961	4	8720	N	N	3401 79TH AV SE
2	546090	0150	12/31/03	490000	1320	1320	8	1968	3	11755	N	N	3940 96TH AV SE
2	445830	0250	10/19/04	610000	1380	1380	8	1962	4	9711	Y	N	8004 SE 36TH ST
2	502190	0385	8/20/03	444000	1380	0	8	1958	4	11070	N	N	3615 90TH AV SE
2	545900	0020	8/4/04	492500	1390	1200	8	1964	4	8050	N	N	3427 79TH AV SE
2	545600	0065	10/27/04	509000	1410	0	8	1957	4	9500	N	N	4139 97TH AV SE
2	502190	0386	5/7/04	440000	1440	0	8	1958	4	12412	N	N	3605 90TH AV SE
2	545600	0045	11/20/04	510000	1450	0	8	1955	4	7700	N	N	4107 97TH AV SE
2	545900	0355	3/4/03	490000	1460	1340	8	1960	4	10434	N	N	3627 80TH AV SE
2	545900	0385	9/1/04	525000	1470	910	8	1962	4	9030	N	N	3458 79TH AV SE
2	546090	0080	11/7/03	610000	1500	770	8	1963	4	9183	Y	N	3965 96TH AV SE
2	778500	0260	5/5/04	415000	1500	750	8	1964	3	13500	N	N	3726 GALLAGHER HILL RD
2	778500	0270	6/19/03	436000	1540	870	8	1965	4	14400	N	N	3736 GALLAGHER HILL RD
2	545600	0160	8/18/03	459950	1560	0	8	1956	4	7500	N	N	9702 SE 41ST ST
2	545600	0025	10/12/04	440000	1590	0	8	1955	4	8000	N	N	4037 97TH AV SE
2	445810	0095	7/7/04	660000	1630	1630	8	1964	4	12416	N	N	3813 82ND AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	445830	0320	1/27/04	540000	1630	1420	8	1962	4	14100	Y	N	8020 SE 37TH PL
2	545930	0025	6/10/04	532000	1670	0	8	1958	4	7700	N	N	4118 96TH AV SE
2	445770	0030	7/15/04	450000	1700	0	8	1962	4	9000	N	N	3636 81ST AV SE
2	545600	0285	10/6/04	500000	1700	740	8	1977	4	8000	Y	N	9818 MERCERWOOD DR
2	445790	0100	4/28/04	439000	1790	0	8	1956	4	10000	N	N	8224 SE 38TH PL
2	265550	0249	12/10/03	650000	1810	0	8	1958	4	12000	N	N	3844 GREENBRIER LN
2	347500	0020	9/10/04	591000	1810	0	8	1967	3	9765	N	N	8350 SE 34TH ST
2	545930	0020	10/26/04	472000	1850	0	8	1958	4	8000	N	N	4128 96TH AV SE
2	545930	0020	8/1/03	429000	1850	0	8	1958	4	8000	N	N	4128 96TH AV SE
2	502190	0465	6/14/04	490000	1870	0	8	1978	4	8800	N	N	3620 88TH AV SE
2	347500	0060	11/8/04	561000	1900	0	8	1954	3	10961	Y	N	8220 SE 34TH ST
2	545900	0315	6/9/04	550000	1940	380	8	1968	5	11305	Y	N	7901 SE 37TH ST
2	502190	0345	9/22/03	426000	2020	0	8	1979	3	11400	N	N	8825 SE 36TH ST
2	445830	0270	10/27/04	547000	2130	1250	8	1962	3	9711	N	N	8020 SE 36TH ST
2	502190	0340	1/6/03	446000	2220	0	8	1979	3	12730	N	N	8815 SE 36TH ST
2	545930	0005	3/4/03	484113	2230	0	8	1967	4	11500	N	N	4148 96TH AV SE
2	072405	9123	7/7/03	565000	2380	0	8	1979	3	9989	N	N	9920 SE 40TH ST
2	545900	0060	8/31/04	625000	2690	1180	8	1960	4	9675	N	N	3487 79TH AV SE
2	545900	0290	10/26/04	605000	1220	1170	9	1963	4	9600	Y	N	3742 79TH AV SE
2	216241	0050	2/11/03	391500	1350	250	9	1983	3	3023	N	N	3615 93RD AV SE
2	216241	0140	10/22/04	462000	1500	200	9	1985	3	2385	N	N	3656 93RD AV SE
2	445840	0060	3/20/03	583750	1720	0	9	2002	3	11875	Y	N	3706 80TH AV SE
2	445810	0045	5/10/04	655000	1930	1930	9	1961	4	11985	N	N	3741 81ST AV SE
2	122404	9115	10/19/04	700000	2310	470	9	1982	3	9600	N	N	3223 84TH AV SE
2	545190	0020	3/18/03	665000	2390	0	9	1977	3	10584	N	N	3215 84TH AV SE
2	545600	0460	12/9/03	1025000	3370	0	9	2003	3	8460	Y	N	4248 MERCERWOOD DR
2	445810	0060	3/19/04	1229500	3850	0	9	2003	3	11760	N	N	3718 81ST AV. S.E.
2	206355	0070	12/15/03	1150000	3180	1210	10	2002	3	19536	Y	N	8212 SE 29TH ST
2	206355	0080	12/24/03	1250000	3240	830	10	2002	3	12568	Y	N	8210 SE 29TH ST
2	265550	0242	10/26/04	1198000	3180	1300	11	2001	3	13592	N	N	3985 92ND PL SE
2	664815	0090	5/11/04	925000	3360	690	11	1990	3	9517	Y	N	3635 92ND AV SE

**Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	265550	0243	5/9/03	1200000	3580	1250	11	2002	3	11478	Y	N	3990 92ND PL SE
3	192405	9072	8/4/03	436000	1180	0	6	1946	3	18075	N	N	5045 E MERCER WY
3	019110	1074	3/24/04	452000	940	550	7	1962	3	10160	N	N	4745 91ST AV SE
3	258190	0055	3/3/04	380000	1210	520	7	1947	4	13989	Y	N	7027 92ND AV SE
3	759810	0750	5/8/04	475000	1260	490	7	1951	3	13650	Y	N	4449 86TH AV SE
3	445730	0595	7/20/04	459000	1290	0	7	1955	3	9474	N	N	4349 92ND AV SE
3	545030	0090	5/18/04	435000	1300	0	7	1950	4	10125	N	N	4047 85TH AV SE
3	019110	0465	2/24/03	309000	1460	0	7	1950	3	10125	N	N	4526 86TH AV SE
3	545030	0100	9/23/04	600000	1630	1500	7	1955	4	13500	N	N	4103 85TH AV SE
3	445730	0485	12/23/03	478000	1680	0	7	2002	3	9525	N	N	9023 SE 43RD ST
3	545030	0005	3/19/04	351000	1680	0	7	1954	3	10998	N	N	4140 ISLAND CREST WY
3	673590	0005	5/6/03	347000	1710	0	7	1955	4	7784	N	N	4005 90TH AV SE
3	019110	0785	7/24/03	420000	1720	0	7	1958	4	9398	N	N	4626 89TH AV SE
3	673570	0055	6/26/03	369500	1720	0	7	1954	3	8873	N	N	4050 91ST AV SE
3	182405	9157	5/26/04	518000	1750	0	7	1974	4	9603	N	N	4308 ISLAND CREST WY
3	445730	0570	5/8/03	556000	1750	0	7	1958	3	18641	N	N	4315 92ND AV SE
3	865090	0005	6/2/03	450000	1800	0	7	1959	3	12495	N	N	9016 SE 60TH ST
3	545030	0085	7/22/03	485000	1950	0	7	1950	4	10125	N	N	4041 85TH AV SE
3	019110	0470	8/14/03	444000	2010	0	7	1947	4	10125	N	N	4520 86TH AV SE
3	545030	0075	7/18/03	522500	2200	0	7	1950	5	10125	N	N	4023 85TH AV SE
3	759810	0061	5/24/04	560000	1150	1150	8	1968	4	9918	N	N	9010 SE 45TH ST
3	019110	0455	8/13/03	385000	1160	880	8	1975	3	9630	N	N	4540 ISLAND CREST WY
3	315860	0060	3/25/04	451000	1160	440	8	1969	4	16320	N	N	9104 SE 53RD PL
3	019110	0326	11/4/03	413000	1200	580	8	1957	3	9750	N	N	8727 SE 45TH ST
3	182405	9131	3/23/04	582000	1230	1230	8	1961	4	15000	N	N	4343 86TH AV SE
3	019110	0485	8/23/04	427000	1310	680	8	1976	4	9450	N	N	4603 87TH AV SE
3	182405	9079	6/28/04	727000	1350	1180	8	1954	5	10800	N	N	4210 85TH AV SE
3	003100	0070	12/10/04	499000	1490	0	8	1955	4	7140	N	N	4122 92ND AV SE
3	003100	0075	12/10/04	415000	1490	0	8	1955	4	7140	N	N	4130 92ND AV SE
3	019110	0625	10/29/03	369500	1490	0	8	1960	3	9450	N	N	4620 ISLAND CREST WY
3	003100	0131	6/9/03	393000	1500	0	8	1954	4	8670	N	N	4119 93RD AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	019110	1110	5/10/04	517500	1510	670	8	1959	4	9525	N	N	4716 90TH AV SE
3	003100	0270	4/5/04	480000	1530	460	8	1956	4	8736	N	N	4230 93RD AV SE
3	545990	0035	5/20/03	569000	1540	1380	8	1957	4	13000	N	N	9219 SE 43RD ST
3	545030	0120	2/21/03	430000	1580	1280	8	1955	4	10834	N	N	4143 85TH AV SE
3	545600	0365	12/1/03	537500	1580	0	8	1954	3	7790	Y	N	4235 SHORECLUB DR
3	258190	0006	12/1/04	535000	1610	880	8	1977	4	8712	N	N	6821 93RD AV SE
3	445730	0415	12/16/04	598000	1630	940	8	1962	4	10125	N	N	4315 90TH AV SE
3	003100	0265	3/10/04	585000	1690	1690	8	1956	3	8736	N	N	4222 93RD AV SE
3	228700	0220	5/6/03	509000	1690	0	8	1959	4	14518	N	N	9012 SE 58TH ST
3	445730	0230	10/27/04	470000	1700	0	8	1962	3	10125	N	N	4216 89TH AV SE
3	003120	0015	5/29/03	499000	1710	620	8	1956	3	9010	N	N	4223 94TH AV SE
3	261790	0005	6/30/04	549000	1720	1720	8	1955	4	11851	N	N	4205 85TH AV SE
3	258190	0285	6/8/04	535000	1730	390	8	1978	3	8850	N	N	9325 SE 70TH PL
3	435130	0249	4/15/03	450000	1750	0	8	1961	4	7500	N	N	4817 91ST AV SE
3	019110	1135	2/18/04	443800	1760	480	8	1967	4	10125	N	N	4719 90TH AV SE
3	019110	0600	6/18/03	459000	1790	0	8	1981	3	6375	N	N	4665 88TH AV SE
3	545600	0500	6/1/04	650000	1790	840	8	1954	4	5088	Y	N	9855 MERCERWOOD DR
3	228700	0090	12/15/03	515000	1800	0	8	1959	4	7560	N	N	9105 SE 58TH ST
3	003100	0055	6/30/03	429950	1880	0	8	1955	4	7140	N	N	4102 92ND AV SE
3	445730	0620	5/11/04	550000	1880	400	8	1963	4	9525	N	N	4334 91ST AV SE
3	228700	0380	3/1/04	630000	1900	0	8	1960	4	9072	N	N	5630 89TH AV SE
3	182405	9112	9/26/03	644950	2000	1580	8	1957	4	16500	N	N	4242 85TH AV SE
3	228730	0200	8/19/04	610000	2060	0	8	1960	4	10080	N	N	9012 SE 59TH ST
3	228730	0110	12/8/04	533500	2070	0	8	1960	3	10200	N	N	9031 SE 59TH ST
3	032110	0220	9/2/04	799900	2120	0	8	1957	4	21905	Y	N	8045 E MERCER WY
3	865070	0045	8/19/03	480000	2140	0	8	1958	4	12840	N	N	8841 SE 60TH ST
3	228700	0100	2/25/03	509000	2180	0	8	1959	4	6305	N	N	9115 SE 58TH ST
3	865070	0005	2/2/04	442500	2180	0	8	1961	3	11330	N	N	8806 SE 60TH ST
3	445730	0055	12/9/04	570000	2190	0	8	1959	4	10125	N	N	4240 91ST AV SE
3	228700	0450	3/23/04	450000	2210	0	8	1960	4	11250	N	N	5633 89TH AV SE
3	445730	0225	7/27/04	684000	2260	0	8	1963	3	10125	N	N	4224 89TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	759810	0160	4/11/03	786000	2270	0	8	2002	3	12000	N	N	8800 SE 45TH ST
3	019110	0760	3/22/04	439000	2280	0	8	1959	3	9525	N	N	4655 90TH AV SE
3	003100	0285	4/9/04	630000	2360	0	8	1955	5	17500	N	N	4205 93RD AV SE
3	003100	0050	11/3/03	587500	2365	0	8	1955	4	7140	N	N	4058 92ND AV SE
3	545950	0016	2/9/04	710000	2370	2050	8	1960	4	10200	Y	N	9339 MERCERWOOD DR
3	865050	0010	7/15/04	580000	2580	0	8	1956	3	12036	N	N	8817 SE 63RD ST
3	019110	0070	6/17/04	760000	2680	0	8	1997	3	9525	N	N	4518 91ST AV SE
3	673570	0015	11/3/03	679555	2700	0	8	1993	3	8807	N	N	4017 92ND AV SE
3	019110	0265	7/9/03	515000	2710	0	8	1959	4	9525	N	N	4533 89TH AV SE
3	228730	0290	6/30/03	673000	2830	0	8	1997	3	10350	N	N	8806 SE 59TH ST
3	182405	9092	3/29/04	875000	2850	1310	8	2002	3	8600	N	N	4011 89TH AV SE
3	759810	0113	5/14/03	385000	2850	0	8	1965	3	10000	N	N	8913 SE 44TH ST
3	546050	0100	6/25/03	565000	1500	850	9	1977	3	12000	Y	N	4290 SHORECLUB DR
3	252400	0140	4/16/04	655000	1620	870	9	1994	3	15041	N	N	4759 FERNRIDGE LN
3	345600	0310	6/16/03	545000	1630	850	9	1966	4	9379	N	N	8871 SE 72ND PL
3	257950	0025	1/13/04	680000	1640	1490	9	1973	4	14000	N	N	9431 SE 70TH PL
3	252400	0170	11/21/03	575000	1770	530	9	1989	3	15063	N	N	4769 E MERCER WY
3	546110	0030	12/4/03	725000	1780	300	9	1964	4	28600	Y	N	9531 SE 43RD ST
3	865120	0120	8/13/03	775000	1780	1480	9	1968	4	9720	Y	N	6140 93RD AV SE
3	856610	0140	6/24/03	705000	1810	1760	9	1966	3	18430	Y	N	7420 92ND PL SE
3	856590	0050	9/11/03	549000	1820	440	9	1964	4	10716	N	N	8836 SE 72ND PL
3	856610	0310	5/12/03	575000	1820	1510	9	1969	4	6962	Y	N	7258 91ST AV SE
3	345600	0210	8/13/04	659000	1830	0	9	1968	4	9947	N	N	7212 91ST AV SE
3	219410	0070	1/9/04	530000	1920	660	9	1978	3	18342	Y	N	4345 FERNBROOK DR
3	019110	1065	6/1/04	620000	1940	0	9	1966	4	9525	N	N	4719 91ST AV SE
3	032110	0180	11/17/03	521000	1980	0	9	1977	3	16237	Y	N	8327 E MERCER WY
3	545050	0110	3/19/04	630000	2030	450	9	1968	4	13375	N	N	5700 92ND AV SE
3	758230	0110	10/27/03	490500	2060	0	9	1972	4	9520	N	N	4846 90TH PL SE
3	865110	0020	11/13/03	810000	2110	1070	9	1963	4	18750	N	N	6114 92ND AV SE
3	184550	0060	4/25/03	526000	2150	0	9	1966	4	7125	N	N	6901 94TH AV SE
3	856610	0130	8/18/04	695000	2170	1780	9	1968	5	24800	Y	N	7424 92ND PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	545050	0070	7/19/04	649000	2180	0	9	1967	4	10527	N	N	5720 92ND AV SE
3	856610	0280	4/15/03	737000	2230	1670	9	1969	4	10200	Y	N	7428 91ST AV SE
3	435130	0979	7/6/04	485000	2240	0	9	1977	3	8900	N	N	5070 90TH AV SE
3	545050	0150	8/13/03	980000	2250	2100	9	1967	4	17250	N	N	5704 93RD AV SE
3	228800	0090	2/27/04	639000	2260	0	9	1968	3	12000	Y	N	9253 SE 59TH ST
3	345600	0100	5/5/04	604980	2300	0	9	1966	3	12168	N	N	7215 92ND AV SE
3	856610	0190	7/14/03	617000	2300	1070	9	1968	4	14850	N	N	7402 92ND PL SE
3	019110	0700	9/1/03	540000	2340	0	9	1972	4	9525	N	N	4638 88TH AV SE
3	545030	0066	2/6/03	775000	2430	0	9	2002	3	10125	N	N	4011 85TH AV SE
3	667290	0450	10/25/04	760000	2440	0	9	1960	4	11600	N	N	8945 SE 56TH ST
3	856590	0100	4/23/03	660000	2450	0	9	1964	5	10716	N	N	8855 SE 72ND PL
3	435130	0340	1/16/04	625000	2480	0	9	1978	4	11310	N	N	9008 SE 50TH ST
3	302405	9152	5/3/04	660000	2650	0	9	1974	3	13500	N	N	7314 ISLAND CREST WY
3	759810	0135	4/26/04	606000	2840	0	9	1984	3	10116	N	N	8917 SE 44TH ST
3	546030	0045	9/19/03	665000	2920	0	9	1961	4	10315	Y	N	4232 94TH AV SE
3	445730	0470	7/14/03	741200	3030	0	9	1990	3	10125	N	N	4320 89TH AV SE
3	219410	0050	6/19/03	687500	3180	0	9	1977	3	11340	Y	N	4385 FERNBROOK DR
3	019110	0020	10/11/04	620000	3260	0	9	1969	4	9753	N	N	9160 SE 46TH ST
3	192405	9201	2/26/04	805100	3450	0	9	1960	4	23086	Y	N	5010 92ND AV SE
3	216200	0280	7/21/03	625000	1510	1330	10	1971	3	20520	N	N	4813 E MERCER WY
3	252400	0100	7/23/03	555000	1670	620	10	1980	3	16440	Y	N	4751 E MERCER WY
3	019110	0820	6/3/04	749000	1840	1400	10	1979	3	9525	N	N	4637 91ST AV SE
3	435130	1225	1/22/04	605000	1960	1020	10	1988	3	15210	N	N	3 LINDLEY RD
3	216200	0200	7/15/03	679000	2080	590	10	1976	3	14300	Y	N	5007 E MERCER WY
3	751100	0050	11/9/04	850000	2150	740	10	1963	4	18200	N	N	6140 90TH AV SE
3	192300	0160	9/21/04	980000	2340	630	10	1997	3	14486	Y	N	9380 SE 47TH ST
3	435130	1230	8/14/03	659500	2480	900	10	1963	5	16440	N	N	4 LINDLEY RD
3	545600	0490	4/28/03	725000	2480	920	10	1957	4	10535	Y	N	9843 MERCERWOOD DR
3	257950	0187	4/7/04	1020000	2650	740	10	1997	3	14570	Y	N	7507 92ND AV SE
3	435130	1202	6/15/04	674500	2710	0	10	1969	4	13260	N	N	9023 SE 50TH ST
3	546040	0040	5/14/03	725000	2720	0	10	1963	3	13630	N	N	4285 SHORECLUB DR

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	445730	0605	4/12/04	725240	2790	0	10	1997	3	8989	N	N	9100 SE 44TH ST
3	865120	0040	3/26/03	576000	2790	0	10	1964	4	15840	Y	N	6155 93RD AV SE
3	751100	0170	8/23/04	1135000	2820	970	10	1963	5	21500	N	N	6111 90TH AV SE
3	019110	0387	5/25/04	859000	2860	0	10	1985	3	10125	N	N	4520 87TH AV SE
3	252400	0120	9/14/04	725000	2880	0	10	1994	3	12658	N	N	4757 E MERCER WY
3	216200	0050	10/5/04	660000	2930	0	10	1975	3	20000	N	N	4815 E MERCER WY
3	545090	0120	7/2/04	645000	3000	0	10	1967	4	14250	N	N	5303 90TH AV SE
3	751100	0090	5/21/04	949000	3000	0	10	1967	5	32802	Y	N	6170 90TH AV SE
3	362780	0030	1/15/03	980000	3040	1220	10	1989	3	11875	Y	N	7712 89TH PL SE
3	865120	0050	4/11/03	840000	3250	0	10	1990	3	15520	Y	N	6163 93RD AV SE
3	019110	0650	7/13/04	1035000	3560	0	10	1997	3	9525	N	N	4609 89TH AV SE
3	192405	9019	5/16/03	920000	3580	0	10	1990	3	16552	Y	N	5255 E MERCER WY
3	192300	0030	4/13/03	839900	3840	0	10	1983	3	18000	Y	N	4591 E MERCER WY
3	192300	0020	6/23/03	825000	3880	0	10	1983	3	17630	Y	N	9360 SE 46TH ST
3	667290	0080	6/10/04	1250000	4440	0	10	1994	3	15719	N	N	8938 SE 54TH ST
3	667290	0080	6/26/03	1150000	4440	0	10	1994	3	15719	N	N	8938 SE 54TH ST
3	362780	0120	7/21/03	614500	1800	1500	11	1975	3	11400	Y	N	7807 89TH PL SE
3	302405	9169	5/17/04	1050000	2500	1710	11	1973	4	26571	Y	N	7870 ISLAND CREST WY
3	865120	0080	11/13/03	715000	2610	720	11	1977	4	17670	Y	N	6100 93RD AV SE
3	667290	0170	9/10/03	769000	3290	0	11	1964	4	16660	N	N	8815 SE 54TH ST
3	019110	0840	12/3/04	1200000	3570	0	11	2004	3	9525	N	N	9020 SE 47TH ST
3	258190	0165	7/7/04	880000	3580	720	11	1987	3	8406	Y	N	9413 SE 70TH PL
3	856640	0150	12/6/04	1250000	4110	0	11	1988	3	12426	N	N	8875 SE 74TH PL
3	807920	0040	7/17/03	1030000	3630	760	12	1990	3	33061	Y	N	9000 SE 79TH ST
3	807920	0020	7/17/03	958000	3810	90	12	1989	3	10325	Y	N	9040 SE 79TH ST
3	984550	0040	2/10/04	2360000	5580	1020	12	2001	3	126760	N	N	4495 E MERCER WY
4	210700	0070	5/1/03	340000	590	0	6	1920	4	9600	Y	N	3706 E MERCER WY
4	302405	9120	8/31/04	387720	1340	180	6	1926	4	17775	Y	N	6420 E MERCER WY
4	302405	9008	11/8/04	495000	1130	810	7	1959	4	13524	N	N	9514 SE 68TH ST
4	302405	9086	7/29/03	650000	1280	1280	7	1961	4	15400	Y	N	7900 E MERCER WY
4	192405	9121	4/1/04	635000	1510	900	7	1955	4	14374	Y	N	4840 E MERCER WY

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	302405	9174	8/26/03	499000	1370	310	8	1975	4	13000	N	N	9515 SE 69TH ST
4	192405	9138	8/14/03	695000	1510	1120	8	1956	3	16552	Y	N	5902 E MERCER WY
4	082405	9237	9/23/03	600000	1610	1480	8	1958	3	13000	N	N	3828 100TH AV SE
4	192405	9178	6/1/04	660000	1700	0	8	1955	4	11325	Y	N	5906 E MERCER WY
4	302405	9037	3/6/03	475000	1800	0	8	1973	3	15500	Y	N	9530 SE 71ST ST
4	032110	0065	6/18/03	837000	1810	1000	8	1972	3	17281	Y	N	8240 E MERCER WY
4	192405	9111	5/25/04	1538000	1910	1110	8	1954	3	24829	Y	Y	5656 E MERCER WY
4	302405	9224	11/25/03	850000	1950	1170	8	1996	3	14892	Y	N	6924 96TH AV SE
4	258070	0090	11/11/04	635000	2000	840	8	1961	5	13480	Y	N	6806 E MERCER WY
4	192405	9158	10/18/04	1195000	2611	0	8	1940	5	32234	Y	N	4830 E MERCER WY
4	215450	0060	7/2/03	839000	1690	1350	9	1972	4	17100	Y	N	6208 E MERCER WY
4	413190	0037	5/7/03	847000	1720	1210	9	1971	5	16270	Y	N	4044 E MERCER WY
4	302405	9170	8/14/03	829000	2200	1480	9	1974	5	21780	Y	N	6691 E MERCER WY
4	312405	9036	6/24/04	1720000	2240	1530	9	1972	3	17131	Y	Y	8252 AVALON DR
4	192405	9155	10/6/03	808000	2470	1200	9	1985	3	8990	Y	N	5916 E MERCER WY
4	302405	9094	12/1/03	950000	2680	700	9	1988	3	10985	Y	N	9518 SE 71ST ST
4	866140	0100	4/18/03	601500	2690	1250	9	1973	3	37674	N	N	5320 E MERCER WY
4	192200	0070	4/27/04	870000	3260	580	9	1972	4	18000	Y	N	9426 SE 52ND ST
4	004610	0508	4/24/03	1012500	3430	0	9	1998	3	14450	N	Y	4466 FERNCROFT RD
4	003300	0030	9/5/03	875000	3740	410	9	1975	5	18150	Y	N	4547 FERNCROFT RD
4	302405	9057	6/2/04	1195000	3820	1580	9	2003	3	16065	N	N	9185 SE 64TH ST
4	182405	9110	7/21/04	1195000	1750	1230	10	1964	4	19602	Y	N	4298 E MERCER WY
4	192405	9099	2/19/03	930000	1990	1450	10	1971	5	18453	Y	N	6224 E MERCER WY
4	239600	0030	10/22/04	965000	2110	1580	10	1979	4	11680	Y	N	9530 SE 68TH ST
4	869930	0030	6/3/04	635000	2140	1210	10	1977	4	16800	Y	N	4706 E MERCER WY
4	192405	9327	11/10/04	1550000	2340	1570	10	1981	4	16988	Y	N	6248 E MERCER WY
4	210700	0060	11/5/04	1175000	2400	1500	10	2004	3	9840	Y	N	3734 E MERCER WY
4	866140	0120	2/24/04	795000	2560	1970	10	1985	4	29938	N	N	5384 BUTTERWORTH RD
4	258010	0065	3/18/03	988500	2980	660	10	1998	3	9605	Y	N	7114 E MERCER WY
4	302405	9155	6/25/03	1849000	3260	2070	10	1973	3	14600	Y	Y	9625 SE 71ST ST
4	192405	9075	8/14/03	1998000	3450	1940	10	1999	3	12600	Y	Y	5804 E MERCER WY

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	192200	0110	2/28/03	1150000	3590	1260	10	2001	3	19564	N	N	9407 SE 52ND ST
4	004610	0160	12/7/04	1100000	3670	1570	10	1987	4	37500	Y	N	4356 E MERCER WY
4	302405	9201	7/7/03	1200000	3920	0	10	1991	3	12650	Y	N	7938 E MERCER WY
4	185600	0030	4/9/03	1275000	4070	1060	10	1985	3	17860	Y	N	9725 SE 43RD ST
4	413190	0027	9/20/04	2520000	4290	920	10	1990	4	18000	Y	Y	4036 E MERCER WY
4	866140	0110	12/8/04	830000	1420	600	11	1998	3	18000	N	N	5340 BUTTERWORTH RD
4	866140	0110	3/24/03	585000	1420	600	11	1998	3	18000	N	N	5340 BUTTERWORTH RD
4	302405	9195	7/24/03	1350000	2420	1800	11	1981	4	9574	Y	Y	6942 96TH AV SE
4	312405	9022	4/23/04	2145000	2420	1100	11	1995	3	13254	Y	Y	8232 AVALON DR.
4	413190	0061	7/19/04	1090000	2790	1230	11	1988	3	13280	Y	N	4122 100TH AV SE
4	413190	0020	5/12/04	1800000	2850	1590	11	1984	4	18140	Y	Y	4030 E MERCER WY
4	755870	0020	7/7/04	2200000	2930	1530	11	1990	3	45302	Y	Y	4624 E MERCER WY
4	252420	0010	4/27/04	1135000	2980	1780	11	1978	5	20309	Y	N	4406 E MERCER WY
4	192405	9148	7/8/04	3550000	3140	3130	11	2000	3	30492	Y	Y	4818 E MERCER WY
4	182405	9107	4/22/04	2220000	3360	2130	11	1992	3	16914	Y	Y	4314 E MERCER WY
4	192405	9134	11/21/03	2145000	3400	1260	11	1989	3	14355	Y	Y	5450 E MERCER WY
4	257950	0067	11/30/04	1450000	3580	804	11	1999	3	8432	Y	N	7246 E MERCER WY
4	252420	0020	5/3/04	868606	3720	1320	11	1981	4	15019	Y	N	4408 E MERCER WY
4	258010	0005	5/13/04	1100000	3820	0	11	1994	3	8400	Y	N	9621 SE 71ST ST
4	312405	9025	8/16/04	2000000	4020	950	11	1996	3	10678	Y	Y	8038 AVALON PL
4	252420	0030	5/23/03	870000	4190	0	11	1979	3	15415	Y	N	4410 E MERCER WY
4	302405	9192	4/28/04	1565000	4650	0	11	1998	3	22551	N	N	6631 E MERCER WY
4	866140	0050	6/10/04	4500000	5526	1883	11	2000	3	25459	Y	Y	5336 BUTTERWORTH RD
4	866140	0050	10/19/04	4200000	5526	1883	11	2000	3	25459	Y	Y	5336 BUTTERWORTH RD
4	302405	9065	5/6/04	2500000	5560	0	11	2001	3	25900	Y	Y	6430 E MERCER WY
4	312405	9070	12/3/04	2500000	3380	1970	12	1990	4	12910	Y	Y	8002 AVALON PL
4	004610	0355	11/11/03	1735000	4095	1276	12	1999	3	20953	Y	N	4419 FERNCROFT RD
4	192405	9029	6/14/04	2880000	4820	4820	13	1983	4	13068	Y	Y	5044 BUTTERWORTH RD
4	755870	0030	6/23/04	3800000	5000	2390	13	1991	3	24829	Y	Y	4616 E MERCER WY
5	531510	0636	9/14/04	499950	1040	930	6	1958	3	9800	N	N	2720 72ND AV SE
5	531510	0667	2/3/04	396050	1300	0	6	1952	3	6710	N	N	2758 72ND AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	531510	0746	6/10/04	515000	1380	0	6	1945	4	10450	N	N	2950 72ND AV SE
5	509330	1066	1/26/04	420000	750	0	7	1971	3	8000	Y	N	2821 69TH AV SE
5	283770	0065	3/23/04	494000	770	770	7	1953	4	8800	N	N	3622 73RD AV SE
5	217450	0815	11/29/04	500000	980	360	7	1962	4	12000	N	N	3015 67TH AV SE
5	217450	1195	10/25/04	600000	1010	450	7	1948	4	9000	Y	N	3065 68TH AV SE
5	217450	1405	6/14/04	556000	1100	920	7	1948	4	6000	Y	N	2925 71ST AV SE
5	531510	0356	5/26/04	545000	1110	0	7	1947	4	20246	N	N	2414 72ND AV SE
5	531510	0167	5/8/03	360000	1110	480	7	1949	4	11886	Y	N	7416 SE 24TH ST
5	330770	0255	11/23/04	430000	1180	0	7	1951	3	7226	N	N	2227 71ST AV SE
5	509330	1120	5/5/03	412500	1240	650	7	1961	3	6000	Y	N	2838 67TH AV SE
5	531510	0276	9/10/04	308500	1250	0	7	1955	3	7924	Y	N	7222 SE 24TH ST
5	330770	0260	3/27/04	438000	1260	0	7	1948	4	7235	N	N	2237 71ST AV SE
5	217450	4025	11/9/04	425000	1280	0	7	1959	4	6000	N	N	2409 72ND AV SE
5	531510	0495	6/18/04	525000	1310	850	7	1955	3	8880	N	N	7420 SE 27TH ST
5	217450	1980	10/28/03	408000	1360	870	7	1959	3	6000	N	N	2715 72ND AV SE
5	409950	1085	9/30/03	650000	1360	1130	7	1908	5	12500	Y	N	2436 66TH AV SE
5	130030	1801	6/3/04	630000	1380	850	7	1955	3	14025	N	N	3411 74TH AV SE
5	409950	1285	3/24/04	450000	1400	0	7	1952	4	10300	N	N	2416 70TH AV SE
5	217450	2010	4/24/03	330000	1480	280	7	1947	4	7000	N	N	2739 72ND AV SE
5	509330	0116	3/19/04	495000	1490	580	7	1952	4	12300	N	N	2516 65TH PL SE
5	283770	0110	10/27/04	559000	1500	290	7	1954	4	5500	N	N	3627 73RD AV SE
5	130030	1288	6/25/03	467000	1530	0	7	1951	4	7062	Y	N	3220 72ND AV SE
5	130030	1255	10/27/03	429000	1590	0	7	1949	4	9000	Y	N	3318 72ND AV SE
5	217450	3800	7/16/03	420000	1620	0	7	1945	4	8800	N	N	2511 71ST AV SE
5	531510	0630	11/14/04	459000	1620	0	7	1955	4	9100	N	N	7227 SE 27TH ST
5	330770	0210	2/23/04	500000	1670	0	7	1948	4	7253	Y	N	2244 70TH AV SE
5	217450	0885	4/9/03	425000	1715	0	7	1984	3	9075	Y	N	3051 67TH AV SE
5	130030	2335	8/26/03	436000	1760	0	7	1950	4	12450	N	N	7235 SE 32ND ST
5	509330	1150	11/10/03	529000	1900	0	7	1954	4	7500	Y	N	2810 67TH AV SE
5	531510	0719	8/17/04	580000	1920	0	7	1952	4	6120	N	N	2910 72ND AV SE
5	531510	0279	2/10/03	439900	2040	0	7	2000	3	7924	N	N	7216 SE 24TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	217450	1415	10/14/04	699000	2260	0	7	1934	3	12000	Y	N	2931 71ST AV SE
5	531510	0348	11/12/04	540000	2620	0	7	1952	4	11645	N	N	7215 SE 24TH ST
5	545880	0235	7/23/03	430500	1020	840	8	1958	4	7350	N	N	3411 77TH PL SE
5	545880	0340	5/10/03	374000	1100	1100	8	1961	4	9540	N	N	7751 SE 34TH ST
5	545880	0355	5/12/04	383000	1200	0	8	1958	3	7300	N	N	3424 77TH PL SE
5	545880	0170	6/7/04	579900	1280	800	8	1962	4	15484	N	N	3620 76TH AV SE
5	935090	0055	4/23/04	735000	1320	1320	8	1962	5	10000	Y	N	6940 SE ALLEN ST
5	545880	0570	8/13/04	515000	1350	850	8	1959	4	7350	N	N	3735 77TH PL SE
5	545880	0245	12/3/04	526000	1360	1000	8	1959	3	7350	N	N	3427 77TH PL SE
5	545880	0090	6/26/03	430000	1370	650	8	1964	3	16848	N	N	3459 76TH PL SE
5	130030	0830	11/10/04	595000	1390	390	8	1956	4	12300	Y	N	3256 72ND PL SE
5	531510	0416	8/4/04	480000	1410	680	8	1975	3	15698	N	N	2424 73RD AV SE
5	409950	0985	1/28/03	440000	1420	0	8	1958	4	8970	Y	N	2425 66TH AV SE
5	545880	0225	6/9/04	476000	1420	600	8	1959	3	9000	N	N	7621 SE 34TH ST
5	130030	1314	5/26/04	515000	1460	0	8	1955	3	10272	N	N	3204 72ND AV SE
5	545880	0055	4/15/04	485000	1460	810	8	1959	4	8240	N	N	7612 SE 34TH ST
5	217450	1210	9/27/04	706000	1480	590	8	1959	5	8100	Y	N	3075 68TH AV SE
5	531510	0856	9/23/04	837400	1490	1140	8	1949	4	22177	Y	N	2936 74TH AV SE
5	217450	1335	1/27/04	695000	1500	900	8	1958	4	9000	Y	N	2914 70TH AV SE
5	545880	0255	5/24/04	447000	1500	0	8	1958	3	7350	N	N	3441 77TH PL SE
5	545880	0180	5/28/03	580000	1500	1060	8	1996	3	6750	N	N	3604 76TH PL SE
5	935910	0650	11/2/04	652000	1500	560	8	1955	3	22500	Y	N	3400 W MERCER WY
5	545880	0445	5/12/04	475000	1570	660	8	1958	3	9600	N	N	3836 76TH AV SE
5	362350	0044	7/15/03	567500	1580	1580	8	1959	3	14725	N	N	3874 W MERCER WY
5	509330	0970	7/13/04	825000	1580	1400	8	1958	3	9000	Y	N	2836 68TH AV SE
5	217450	3945	11/10/04	534250	1620	580	8	1973	3	7500	N	N	2430 71ST AV SE
5	545880	0400	5/14/04	530000	1770	0	8	1962	3	10200	N	N	7652 SE 40TH ST
5	130030	1345	5/12/03	647500	1790	890	8	1962	4	8200	Y	N	3405 72ND PL SE
5	545880	0390	9/29/03	439900	1800	0	8	1958	4	8100	N	N	3476 77TH PL SE
5	935910	0210	9/29/04	623000	1910	800	8	1952	3	7500	Y	N	6944 SE 33RD ST
5	935910	0210	9/4/03	540000	1910	800	8	1952	3	7500	Y	N	6944 SE 33RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	545880	0115	8/6/03	435000	1930	0	8	1959	4	7350	N	N	3431 77TH AV SE
5	217450	1050	12/5/03	708000	2090	980	8	1992	3	6000	Y	N	3016 67TH AV SE
5	283770	0045	4/14/04	650000	2110	350	8	1983	3	9753	N	N	3650 73RD AV SE
5	545880	0140	4/24/03	577000	2190	0	8	1958	4	7350	N	N	3465 77TH AV SE
5	935090	0635	8/4/03	829000	2315	1210	8	1956	5	7600	Y	N	3515 72ND AV SE
5	935910	0445	5/5/04	1000000	2320	1490	8	1946	4	10000	Y	N	6847 SE 33RD ST
5	130030	0740	4/5/04	609000	2350	0	8	1966	4	7200	N	N	3211 74TH AV SE
5	217450	4005	7/3/04	720000	2760	0	8	1998	3	6000	N	N	2402 71ST AV SE
5	509330	0280	11/12/03	910000	2870	310	8	1998	3	15805	Y	N	6702 SE 28TH ST
5	409950	1130	9/29/03	570360	3490	0	8	2002	3	9600	N	N	6605 SE 24TH ST
5	217510	0250	1/30/04	719900	1400	1280	9	1976	3	8000	Y	N	3059 70TH AV SE
5	509330	0710	8/21/03	775000	1490	1030	9	1967	4	10500	Y	N	2725 69TH AV SE
5	509330	0495	3/23/04	950000	1540	1810	9	1997	3	12000	Y	N	2725 68TH AV SE
5	362350	0010	8/5/04	1045000	2060	1920	9	1966	4	11919	Y	N	3611 72ND AV SE
5	217450	1745	12/8/04	840000	2410	0	9	1998	3	7000	N	N	2947 72ND AV SE
5	130030	1840	7/15/04	705500	2570	0	9	1962	3	9600	N	N	3431 74TH AV SE
5	130030	2341	12/1/03	690000	2630	0	9	1961	4	10350	N	N	3436 72ND PL SE
5	362350	0228	9/9/03	698900	2660	690	9	1977	3	9775	N	N	7411 SE 36TH ST
5	935910	0560	9/8/04	859000	2880	0	9	1965	4	8400	Y	N	6815 SE 33RD ST
5	217510	0030	6/19/03	1140000	3240	0	9	2001	3	9300	Y	N	3058 68TH AV SE
5	330770	0310	4/4/03	675000	3330	0	9	1990	3	6896	N	N	2256 71ST AV SE
5	217450	4165	10/27/04	625000	2080	950	10	1984	3	5000	Y	N	2441 66TH AV SE
5	217510	0220	8/18/04	1685000	2290	1750	10	2002	3	8100	Y	N	6814 SE 32ND ST
5	935090	0713	5/17/04	680000	2570	540	10	1982	3	10000	Y	N	7007 SE MAKER ST
5	935090	0095	3/13/03	1080327	2885	0	10	2002	3	9200	Y	N	6924 SE ALLEN ST
5	531510	0826	4/20/04	1370000	4500	0	10	2002	3	13230	N	N	7239 SE 29TH ST
5	935910	0380	6/23/04	910000	2900	800	11	1985	3	10800	Y	N	3220 W MERCER WY
5	362350	0028	9/12/03	1600000	3110	1450	11	2000	3	16653	Y	N	3660 W MERCER WY
5	409950	1335	7/1/04	1635000	3510	880	11	2001	3	11200	N	N	2423 71ST AV SE
5	935910	0745	2/24/03	1495000	4010	410	11	2001	3	10000	Y	N	6955 SE 33RD ST
5	217510	0055	12/7/04	1574000	4160	775	11	2000	3	16200	Y	N	3038 68TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	130030	1810	5/24/04	1645000	4570	0	11	2004	3	16650	N	N	3417 74TH AV SE
5	531510	0278	6/11/03	1442500	4570	1250	11	2001	3	15848	Y	N	7228 SE 24TH ST
6	148330	0430	8/12/04	350000	820	0	7	1968	4	3700	N	N	2438 62ND AV SE
6	370890	0037	6/22/04	455900	1010	620	7	1943	4	6227	N	N	3219 W MERCER WY
6	157410	0045	3/23/04	385000	1020	820	7	1968	4	6818	N	N	6001 W MERCER WY
6	148330	0611	9/22/03	435000	1040	730	7	1958	4	5000	N	N	2440 64TH AV SE
6	217450	2540	11/1/03	410000	1050	670	7	1959	3	4500	N	N	2821 62ND AV SE
6	936570	0160	1/12/04	410000	1060	480	7	1962	4	30000	N	N	4241 W MERCER WY
6	217450	4230	1/27/04	485000	1070	1070	7	1946	4	6400	Y	N	2441 W MERCER WY
6	217450	0305	10/19/04	530000	1320	1320	7	1958	4	9000	N	N	3045 61ST AV SE
6	217450	0270	12/23/03	342000	1400	0	7	1954	4	6000	N	N	3019 61ST AV SE
6	217450	3525	6/26/03	559000	1590	0	7	1997	3	9000	N	N	2735 63RD AV SE
6	217450	3410	10/9/03	470000	1730	0	7	1949	4	9000	N	N	2736 62ND AV SE
6	362350	0215	3/6/03	449000	1860	0	7	1956	3	11810	N	N	4103 W MERCER WY
6	217450	0255	6/8/04	500000	1880	0	7	1954	4	9500	N	N	3011 61ST AV SE
6	409950	0400	12/20/04	490000	1890	0	7	1934	5	9000	N	N	2428 62ND AV SE
6	148330	0385	3/14/03	565000	2000	0	7	1964	5	12300	Y	N	6200 SE 27TH ST
6	409950	0637	10/6/04	553000	1370	900	8	1958	4	6300	Y	N	2427 W MERCER WY
6	770010	0140	4/28/04	597000	1380	1210	8	1952	3	16188	N	N	4606 FOREST AV SE
6	409950	0639	12/13/04	442998	1390	320	8	1958	3	6300	Y	N	2433 W MERCER WY
6	615600	0020	4/10/04	490000	1410	710	8	1968	4	13408	N	N	7960 NORTHBROOK LN
6	404510	0225	4/2/04	850000	1780	980	8	1960	4	11768	Y	N	4744 FOREST AV SE
6	407600	0080	6/9/03	2100000	1960	990	8	1940	4	18236	Y	Y	5035 84TH AV SE
6	217450	2700	2/12/04	550000	2070	0	8	1988	3	7500	Y	N	2809 61ST AV SE
6	148330	0335	6/17/03	510000	2150	740	8	1991	3	7500	N	N	2445 62ND AV SE
6	217450	2470	10/13/04	653000	2650	0	8	1986	4	7500	N	N	2824 61ST AV SE
6	362350	0205	9/24/03	550000	1650	1650	9	1951	3	11050	N	N	4146 BOULEVARD PL
6	257730	0013	7/26/04	2180000	1670	1670	9	1951	3	11108	Y	Y	4817 FOREST AV SE
6	252404	9098	10/4/04	2300000	1750	0	9	1957	3	26735	Y	Y	6619 W MERCER WY
6	294890	0028	10/31/03	912000	1750	1070	9	1957	5	19140	Y	N	5319 W MERCER WY
6	936570	0163	12/10/04	565000	1840	290	9	1975	3	26460	Y	N	4207 W MERCER WY

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	926980	0030	8/20/03	557000	1920	1700	9	1963	3	17383	N	N	5205 W MERCER PL
6	335850	0175	3/31/04	845000	2140	940	9	1977	3	15920	Y	N	8059 W MERCER WY
6	257730	0030	1/20/04	925000	2240	1160	9	1988	3	19200	Y	N	4805 84TH AV SE
6	148330	0440	6/18/04	770000	2280	0	9	1989	3	6000	N	N	2443 63RD AV SE
6	545130	0035	6/23/04	1075980	2410	900	9	1986	3	17000	Y	N	7705 W MERCER WY
6	217450	0590	7/8/04	1100000	2480	270	9	2002	3	6030	N	N	6203 SE 30TH ST
6	335850	0830	4/9/03	862500	2490	910	9	1978	4	27200	Y	N	8275 W MERCER WY
6	157410	0465	7/5/04	769000	2520	0	9	1989	3	6240	N	N	8018 SE 58TH ST
6	814330	0060	9/19/03	1420000	2590	1060	9	1999	3	16000	Y	N	5413 W MERCER WY
6	132404	9031	4/2/03	839000	2620	1380	9	1967	3	14355	Y	N	4628 FOREST AV SE
6	409480	0020	3/4/03	896950	2760	0	9	1965	4	13701	N	N	7865 SE 63RD PL
6	252404	9023	5/25/04	939000	2890	0	9	1968	4	13939	N	N	6711 W MERCER WY
6	217450	2780	2/25/04	3300000	2940	1060	9	1990	3	13980	Y	Y	2841 60TH AV SE
6	141030	0080	8/9/04	674500	2970	0	9	1974	3	14934	N	N	5251 W MERCER WY
6	157410	0345	6/2/04	675000	3080	0	9	1981	3	6240	N	N	8015 SE 58TH ST
6	148330	0035	4/11/03	1351200	3960	800	9	1909	5	22445	Y	Y	2441 60TH AV SE
6	936570	0343	6/25/04	3100000	1490	1490	10	1973	3	20354	Y	Y	4325 FOREST AV SE
6	113700	0010	2/9/04	1210000	1580	1580	10	1973	4	15650	Y	N	1 BROOK BAY RD
6	409480	0230	3/19/03	847000	1840	1010	10	1969	4	17610	N	N	6010 78TH AV SE
6	252404	9251	9/16/03	1345000	1930	1760	10	1998	3	16667	Y	N	6751 W MERCER WY
6	536800	0040	7/24/04	1175000	1980	1310	10	1991	3	15864	Y	N	7530 SE 71ST ST
6	141030	0034	6/4/04	745000	2230	510	10	1977	3	23300	N	N	5220 82ND AV SE
6	933270	0060	7/26/04	1200000	2330	1900	10	1982	3	15803	Y	N	4891 FOREST AV SE
6	370890	0034	9/12/03	882500	2370	750	10	1988	3	12341	Y	N	3225 W MERCER WY
6	936570	0310	7/27/04	660000	2540	0	10	1989	3	14896	N	N	4323 W MERCER WY
6	404500	0110	12/11/03	1190000	2610	1550	10	1980	3	12150	Y	N	4665 81ST AV SE
6	217450	3350	6/28/04	789000	2720	0	10	1993	3	9000	N	N	2715 62ND AV SE
6	252404	9277	4/8/03	2490000	2740	1400	10	1991	3	14865	Y	Y	16 MEADOW LN
6	548270	0180	5/19/03	1450000	2770	1880	10	1938	4	28231	Y	Y	4417 FOREST AV SE
6	252404	9311	8/24/03	1290000	2800	1200	10	1993	3	18321	Y	N	7447 W MERCER WY
6	252404	9215	8/11/04	1065000	2820	910	10	1986	3	17000	Y	N	7431 W MERCER WY

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	401690	0010	11/4/04	880000	2820	430	10	1966	4	20474	N	N	7217 W MERCER WY
6	409480	0360	7/24/03	695000	2870	0	10	1968	3	16260	N	N	6007 79TH AV SE
6	370890	0057	8/15/03	3445000	2940	2040	10	1986	3	14619	Y	Y	3251 W MERCER WY
6	335850	0366	5/16/03	1175000	3040	910	10	2001	3	15076	Y	N	8157 W MERCER WY
6	252404	9301	6/8/04	1388000	3080	0	10	1991	3	15001	Y	N	7230 W RIDGE RD
6	252404	9214	9/29/04	950000	3120	410	10	1966	3	23200	N	N	7225 W MERCER WY
6	252404	9214	3/12/04	605000	3120	410	10	1966	3	23200	N	N	7225 W MERCER WY
6	294890	0086	4/30/04	1150000	3180	750	10	1991	3	16025	Y	N	5617 W MERCER WY
6	536800	0070	7/13/04	1321000	3220	1500	10	1974	4	14420	Y	N	7560 SE 71ST ST
6	252404	9056	8/7/03	1135000	3330	0	10	1988	3	15093	Y	N	7236 HOLLY HILL DR
6	132404	9042	10/3/03	997000	3380	990	10	1978	3	28749	Y	N	4316 FOREST AV SE
6	409950	0045	5/18/04	2100000	3510	1800	10	1992	4	16556	Y	Y	2425 60TH AV SE
6	409480	0430	5/29/03	889000	3600	0	10	1969	4	23208	N	N	6230 79TH AV SE
6	548270	0120	8/13/04	1075000	3680	0	10	1988	3	21460	Y	N	4465 W MERCER WY
6	252404	9219	9/22/04	1439500	3720	0	10	1988	3	13547	Y	N	7421 W MERCER WY
6	770010	0091	7/7/04	1937700	3810	420	10	1989	3	24950	Y	N	8035 SE 45TH ST
6	409480	0120	4/29/03	958500	3880	0	10	1972	4	13000	N	N	7855 SE 62ND ST
6	545130	0010	7/8/03	1558888	4100	1900	10	1986	3	21758	Y	Y	7865 W MERCER WY
6	362350	0450	10/14/04	5375000	4120	490	10	1942	3	43392	Y	Y	4137 78TH AV SE
6	260270	0052	8/20/03	1537500	6380	0	10	1982	5	17800	Y	N	3545 W MERCER WY
6	404500	0040	8/6/03	2705000	2550	1690	11	1990	3	16369	Y	Y	4727 FOREST AV SE
6	814330	0010	6/14/04	3500000	2710	1840	11	1972	3	16893	Y	Y	5403 W MERCER WY
6	894422	0040	5/2/03	1100000	2760	1660	11	1986	3	11311	Y	N	7331 W MERCER WY
6	409710	0095	5/7/03	3175000	3250	1220	11	1996	3	14700	Y	Y	6005 77TH AV SE
6	933270	0020	3/28/03	1250000	3290	920	11	1996	3	12428	N	N	8392 SE 50TH PL
6	252404	9276	4/27/04	2800000	3330	490	11	1977	4	18257	Y	Y	14 MEADOW LN
6	615600	0050	4/20/04	1865000	3420	0	11	1973	5	20005	Y	N	7901 NORTHBROOK LN
6	335850	0485	6/17/04	2615000	3640	1560	11	1987	5	19480	Y	Y	8279 W MERCER WY
6	936570	0305	3/30/04	810000	3760	0	11	1982	3	14800	N	N	4313 W MERCER WY
6	370890	0045	8/21/04	4600000	4150	0	11	1948	5	26873	Y	Y	6031 SE 32ND ST
6	141030	0005	7/23/03	3450000	4280	0	11	1982	3	18001	Y	Y	5245 FOREST AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	770010	0120	8/5/03	2025000	5300	680	11	1998	3	26483	Y	N	4545 W MERCER WY
6	217450	2955	1/5/04	3650000	2880	1540	12	1996	3	13005	Y	Y	2725 60TH AV SE
6	294890	0011	5/20/04	1750000	3600	1950	12	1981	3	16740	Y	N	5329 W MERCER WY
7	435130	0736	9/27/04	445000	1140	440	7	1959	3	10721	N	N	5050 88TH AV SE
7	548270	0045	6/6/04	545000	1270	1270	7	1957	4	14640	Y	N	4425 84TH AV SE
7	019110	0530	1/17/03	432500	1440	480	7	1958	4	10125	N	N	4648 86TH AV SE
7	936570	0030	10/25/04	530000	1450	930	7	1955	4	10332	N	N	4030 82ND AV SE
7	362650	0030	3/31/03	417000	1950	0	7	1955	4	14085	N	N	4124 83RD AV SE
7	936570	0080	3/18/04	423000	2040	0	7	1951	4	15056	N	N	8321 SE 41ST ST
7	252404	9094	4/27/04	607000	1350	730	8	1955	5	20000	N	N	7224 78TH AV SE
7	019110	0535	6/28/04	465000	1360	480	8	1951	3	10125	N	N	4640 86TH AV SE
7	362350	0198	7/3/03	533000	1420	1420	8	1980	5	12632	Y	N	4135 80TH AV SE
7	873230	0280	2/26/04	490000	1420	1250	8	1964	3	11200	N	N	7033 82ND AV SE
7	283710	0035	5/5/03	595000	1430	1430	8	1960	4	10000	Y	N	4100 76TH AV SE
7	545280	0605	8/9/04	540000	1430	490	8	1975	4	11554	N	N	6510 W MERCER WY
7	545280	0610	6/10/03	510000	1430	490	8	1975	4	11343	N	N	6520 W MERCER WY
7	545120	0180	1/26/04	560000	1520	0	8	1968	4	10356	N	N	7744 85TH PL SE
7	101300	0020	8/23/04	490000	1540	570	8	1977	4	9700	N	N	4244 83RD AV SE
7	545280	0715	7/23/04	650000	1610	1200	8	1974	3	13556	N	N	6720 80TH AV SE
7	545280	0105	11/1/03	505000	1610	860	8	1972	3	9605	N	N	6836 83RD AV SE
7	545360	0080	10/12/04	710000	1630	1630	8	1968	4	9603	N	N	7515 78TH AV SE
7	545120	0240	8/24/04	650000	1660	1000	8	1968	5	13440	N	N	8491 SE 76TH PL
7	545280	0565	6/11/03	620000	1660	860	8	1979	3	13573	N	N	6510 81ST AV SE
7	873220	0060	4/7/03	435000	1660	0	8	1963	4	11750	N	N	7109 84TH AV SE
7	873230	0410	9/13/04	587500	1670	830	8	1973	4	10472	N	N	7051 81ST AV SE
7	759810	0682	11/1/04	570000	1680	960	8	1977	4	11250	N	N	8445 SE 45TH ST
7	545280	0510	12/12/03	648000	1690	1010	8	1976	4	15300	N	N	6730 81ST AV SE
7	545120	0140	10/6/04	704250	1720	590	8	1968	4	10920	N	N	7687 85TH PL SE
7	545360	0220	9/29/04	610000	1730	810	8	1963	4	11970	N	N	7319 MERCER TERRACE DR
7	362920	0170	12/15/04	663930	1740	330	8	1972	4	8250	N	N	8535 SE 79TH PL
7	545122	0020	6/13/03	595000	1750	390	8	1973	4	9600	N	N	8505 SE 78TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	936570	0022	10/16/04	672000	1750	730	8	1962	5	10332	Y	N	4020 82ND AV SE
7	545360	0310	10/13/03	530000	1840	670	8	1965	4	11488	N	N	7433 MERCER TERRACE DR
7	873230	0040	7/13/04	559000	1840	0	8	1961	4	9265	N	N	8209 SE 71ST ST
7	362650	0105	10/27/03	623000	1850	980	8	1953	3	19599	N	N	4225 83RD AV SE
7	545400	0030	1/7/03	496500	1870	0	8	1973	5	15594	N	N	7215 76TH AV SE
7	545110	0390	11/15/04	665000	1900	0	8	1967	4	13200	N	N	8571 SE 72ND ST
7	362920	0320	3/8/04	577000	1960	0	8	1972	4	11400	N	N	7802 85TH PL SE
7	545280	0110	8/8/03	600000	1980	420	8	1972	3	9605	N	N	6822 83RD AV SE
7	545120	0590	5/21/03	685000	2050	610	8	1977	5	12150	N	N	7325 86TH AV SE
7	545110	0160	10/1/04	550000	2070	0	8	1967	4	9828	N	N	8440 SE 72ND PL
7	546370	0120	10/23/03	493000	2140	440	8	1969	4	9090	N	N	4838 88TH PL SE
7	362350	0133	9/8/03	475000	2200	0	8	1950	4	12500	N	N	4019 78TH AV SE
7	545120	0740	12/8/04	675000	2210	0	8	1970	5	9600	N	N	7515 85TH AV SE
7	545121	0350	8/31/04	557500	2260	0	8	1972	3	9900	N	N	7250 87TH AV SE
7	873220	0130	7/9/04	539000	2320	0	8	1961	4	12090	N	N	7115 82ND AV SE
7	873220	0130	6/19/03	495000	2320	0	8	1961	4	12090	N	N	7115 82ND AV SE
7	545110	0220	3/10/03	509000	2340	0	8	1967	4	8820	N	N	8411 SE 72ND PL
7	545110	0450	5/24/04	730000	2400	0	8	2002	3	9394	N	N	8621 SE 71ST ST
7	101300	0050	2/23/04	600000	2480	0	8	1960	5	26624	N	N	4233 83RD AV SE
7	545121	0150	1/13/03	519000	2510	0	8	1972	4	6231	N	N	7580 86TH AV SE
7	545120	0570	6/20/03	545000	2520	0	8	1968	4	10800	N	N	7350 85TH AV SE
7	545280	0800	8/18/03	563700	2770	0	8	1974	4	13500	N	N	6701 81ST AV SE
7	759810	0591	8/26/04	587500	2810	0	8	1963	5	9600	N	N	8411 SE 46TH ST
7	545110	0300	6/11/04	904000	2840	0	8	2000	3	6600	N	N	8506 SE 72ND ST
7	915970	0070	8/22/03	630000	2850	0	8	1968	5	14710	N	N	8034 SE 72ND ST
7	545110	0060	9/14/04	700000	2960	0	8	1966	4	11115	N	N	8501 SE 71ST ST
7	915970	0030	2/2/04	450000	2970	0	8	1955	3	14753	N	N	7814 SE 72ND ST
7	936570	0384	12/3/03	710000	3900	0	8	1981	4	20910	N	N	4355 ISLAND CREST WY
7	545121	0310	12/11/03	860000	4130	0	8	1973	5	13950	N	N	7255 87TH AV SE
7	873230	0320	11/3/03	600000	1220	1680	9	1975	4	11660	N	N	8000 SE 70TH PL
7	546360	0100	5/13/04	595000	1500	690	9	1966	3	12200	N	N	4850 86TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	545360	0180	7/3/03	650000	1580	580	9	1969	4	14648	N	N	7408 MERCER TERRACE DR
7	056550	0119	9/13/04	720000	1600	1330	9	1962	5	13316	N	N	7005 80TH AV SE
7	873230	0430	12/4/03	494000	1610	450	9	1975	3	10530	N	N	7031 81ST AV SE
7	056550	0120	10/1/04	940000	1620	1500	9	1963	4	15555	N	N	7015 80TH AV SE
7	545360	0160	1/13/03	625000	1700	1700	9	1963	4	11666	N	N	7440 MERCER TERRACE DR
7	545360	0150	10/1/04	865000	1740	1740	9	1963	5	12395	N	N	7444 MERCER TERRACE DR
7	056550	0005	7/9/04	666000	1750	1290	9	1961	3	21584	Y	N	7790 SE 70TH ST
7	192280	0010	12/4/03	590000	1750	1580	9	1973	3	10094	N	N	6001 84TH AV SE
7	056550	0020	4/27/04	649000	1770	1650	9	1967	4	20700	N	N	6880 W MERCER WY
7	056550	0115	3/26/03	620000	1780	1440	9	1973	3	16170	N	N	7820 SE 70TH ST
7	546370	0140	8/13/04	585000	1790	640	9	1978	4	11159	N	N	8706 SE 50TH ST
7	545360	0280	8/17/04	647000	1840	1280	9	1965	3	15118	N	N	7409 MERCER TERRACE DR
7	056550	0050	4/7/04	1315000	1900	1500	9	1969	5	19055	Y	N	6720 W MERCER WY
7	545360	0130	7/7/03	500000	1940	380	9	1964	4	12416	N	N	7452 MERCER TERRACE DR
7	546360	0120	9/27/04	613000	1990	1390	9	1974	4	14630	N	N	4830 86TH AV SE
7	545280	0750	7/3/03	650000	2030	1420	9	1973	4	12136	N	N	7010 80TH AV SE
7	666920	0400	10/17/03	592000	2040	0	9	1967	4	11550	N	N	8231 SE 66TH ST
7	294890	0571	9/23/03	635000	2070	610	9	1972	4	14004	N	N	5901 84TH AV SE
7	192280	0320	4/19/04	634900	2110	0	9	1972	4	10750	N	N	6105 84TH AV SE
7	545420	0210	7/8/04	987500	2110	1020	9	1964	5	11781	Y	N	6227 83RD PL SE
7	545370	0030	10/12/04	670000	2170	0	9	1965	5	11160	N	N	7810 SE 75TH PL
7	926640	0050	8/16/04	910000	2170	1440	9	1978	4	15468	N	N	7450 W MERCER WY
7	731490	0030	5/11/04	1100000	2200	1200	9	1968	4	17474	Y	N	7642 RIDGECREST LN
7	545370	0090	12/1/04	715000	2210	0	9	1967	5	9621	N	N	7845 SE 75TH PL
7	246900	0110	12/10/04	650000	2260	0	9	1962	4	12150	N	N	8428 SE 63RD ST
7	275700	0030	10/10/03	640000	2270	0	9	1965	4	10640	N	N	8750 SE 48TH ST
7	545120	0170	11/4/04	723000	2280	0	9	1973	4	12000	N	N	7755 85TH PL SE
7	545420	0330	10/11/04	1185000	2300	1610	9	1962	4	14998	Y	N	6207 82ND AV SE
7	865160	0070	11/25/03	563000	2300	0	9	1970	4	8832	N	N	6045 86TH AV SE
7	362560	0120	6/11/03	650000	2380	0	9	1966	4	13400	N	N	8440 SE 82ND ST
7	545121	0220	5/13/04	725000	2380	0	9	1972	4	11280	N	N	7510 86TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	865160	0080	6/8/04	639500	2380	0	9	1971	4	9000	N	N	6000 86TH AV SE
7	666920	0510	3/9/04	1165000	2454	1050	9	1968	4	16975	Y	N	6511 82ND AV SE
7	418840	0100	12/11/03	670000	2480	0	9	1971	4	11760	N	N	5305 LANSLOWNE LN
7	759810	0412	3/25/03	765000	2490	1060	9	1972	4	10780	Y	N	8445 SE 47TH ST
7	545400	0120	5/19/04	850000	2520	330	9	2000	3	7128	Y	N	7640 SE 72ND PL
7	362920	0040	6/10/04	710000	2540	800	9	1975	4	6608	N	N	7815 85TH PL SE
7	252404	9167	9/23/04	1430000	2560	880	9	1960	4	41915	N	N	7603 SE 76TH ST
7	418840	0200	6/10/03	670000	2560	0	9	1974	4	9900	N	N	5345 LANSLOWNE LN
7	252404	9236	2/19/04	810900	2640	0	9	1966	4	17278	N	N	7350 W MERCER WY
7	362290	0200	7/24/03	699500	2750	800	9	1969	5	13297	N	N	5912 83RD PL SE
7	873230	0340	2/18/03	735000	2790	780	9	1994	3	14558	N	N	8007 SE 70TH PL
7	545122	0110	6/17/04	810000	2960	0	9	1973	5	10200	N	N	8623 SE 78TH ST
7	545122	0080	4/28/03	670000	3030	0	9	1974	5	9600	N	N	8601 SE 78TH ST
7	362920	0090	9/10/03	800000	3100	0	9	1976	4	7688	N	N	7855 85TH PL SE
7	926640	0070	11/13/03	890000	3130	0	9	1978	4	15511	N	N	7454 W MERCER WY
7	545110	0574	4/23/03	690000	3280	0	9	1984	5	14738	N	N	8460 SE 71ST ST
7	546360	0010	5/8/03	710000	1420	1370	10	1995	3	9601	N	N	4805 86TH AV SE
7	414167	0260	3/28/03	850000	1790	950	10	1987	3	38082	Y	N	8130 W MERCER WY
7	056550	0045	7/3/03	710000	1820	1320	10	1973	4	19500	N	N	6730 W MERCER WY
7	404510	0005	8/26/03	715000	1840	1340	10	1974	3	15230	Y	N	4635 84TH AV SE
7	188900	0080	9/14/03	950000	1870	1020	10	1964	5	11200	Y	N	8416 SE 47TH ST
7	192280	0170	10/21/03	857750	1920	460	10	1969	4	11026	Y	N	8225 SE 61ST ST
7	926640	0020	5/7/04	945000	2050	1220	10	1977	3	16376	Y	N	7412 W MERCER WY
7	545280	0455	4/29/03	908000	2120	1980	10	1996	3	15300	Y	N	6749 82ND AV SE
7	666920	0350	4/7/04	906000	2140	0	10	1977	4	11730	Y	N	8210 SE 67TH ST
7	666920	0500	10/11/04	976000	2170	2110	10	1971	3	16975	Y	N	6521 82ND AV SE
7	545401	0020	2/6/03	735900	2350	0	10	2003	3	6623	N	N	8407 SE 69TH PL
7	545401	0080	2/19/03	712000	2350	0	10	2002	3	5316	N	N	8449 SE 69TH PL
7	545401	0010	2/20/03	689000	2350	0	10	2003	3	5386	N	N	8401 SE 69TH PL
7	545401	0140	5/28/03	650000	2350	0	10	2001	3	5588	N	N	8476 SE 69TH PL
7	545401	0130	7/11/03	670000	2360	0	10	2001	3	6513	N	N	8479 SE 69TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	545401	0060	5/22/03	710000	2390	0	10	2002	3	8135	N	N	8437 SE 69TH PL
7	545401	0150	3/31/04	850000	2400	0	10	2001	3	5253	N	N	8470 SE 69TH PL
7	362560	0170	7/6/04	900000	2460	560	10	1966	4	12523	N	N	8040 84TH AV SE
7	192405	9311	11/26/03	705000	2630	0	10	1980	3	14810	Y	N	5222 W MERCER WY
7	445880	0120	4/22/04	940000	2850	0	10	1973	5	11655	N	N	8530 SE 80TH ST
7	445880	0070	6/2/04	801000	3050	0	10	1968	3	11550	N	N	7 LEWIS LN
7	362570	0200	3/24/04	865000	3290	0	10	1968	3	13750	N	N	8430 SE 83RD ST
7	759810	0688	11/11/04	830000	3310	0	10	1986	3	10500	N	N	8435 SE 45TH ST
7	936570	0385	7/12/04	955000	3730	0	10	1990	3	17500	N	N	4338 W MERCER WY
7	362350	0111	2/4/04	1300000	3770	0	10	2001	3	10170	Y	N	4032 W MERCER WY
7	932010	0090	8/5/03	895000	4010	1260	10	1977	4	18000	Y	N	5355 84TH PL SE
7	936570	0085	5/8/03	1225000	4080	0	10	2001	3	10606	N	N	4100 83RD AV SE
7	414100	0090	8/7/04	934500	2170	670	11	1987	3	11786	N	N	7435 80TH PL SE
7	414100	0380	6/16/03	734900	2460	0	11	1986	3	10551	N	N	7480 81ST PL SE
7	932010	0030	10/9/03	952500	2540	1200	11	1975	3	17325	Y	N	5320 W MERCER WY
7	414100	0340	8/18/03	855540	2610	0	11	1986	3	10052	N	N	7525 81ST PL SE
7	414100	0150	7/3/03	895000	2740	0	11	1986	3	12786	N	N	8108 SE 76TH ST
7	414100	0440	6/21/04	842500	2750	0	11	1987	3	10261	N	N	7360 81ST PL SE
7	414100	0310	12/23/03	855000	2800	0	11	1986	3	10448	N	N	7465 81ST PL SE
7	414100	0130	6/16/04	1152500	2880	0	11	1986	5	9617	N	N	7515 80TH PL SE
7	414100	0470	3/3/04	827500	2940	0	11	1986	3	11728	N	N	8132 SE 73RD ST
7	192405	9321	6/22/04	859900	3040	710	11	1990	3	15246	N	N	8404 SE 53RD PL
7	414101	0220	5/14/03	815000	3040	0	11	1987	3	9602	N	N	7680 81ST PL SE
7	414100	0300	4/23/03	860000	3260	0	11	1986	3	10802	N	N	7445 81ST PL SE
7	414101	0130	8/19/03	965000	3330	0	11	1987	3	15114	Y	N	8117 SE 79TH ST
7	414101	0150	1/28/03	965000	3380	0	11	1995	3	14319	N	N	8125 SE 79TH ST
7	414167	0060	8/12/04	937700	3650	0	11	1990	3	18969	Y	N	8166 W MERCER WY
7	414101	0460	6/6/03	950000	3730	0	11	1988	3	10411	N	N	7710 80TH PL SE
7	283710	0010	5/23/03	1445000	3750	480	11	2001	3	14271	Y	N	4088 W MERCER WY
7	414167	0020	6/13/03	1250000	3790	1170	11	1987	3	34632	Y	N	8182 W MERCER WY
7	770010	0015	6/1/04	1325000	3800	0	11	1999	3	11380	N	N	4553 84TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	915970	0055	5/25/04	1425000	4010	650	11	2001	3	11802	N	N	8002 SE 72ND ST
7	414167	0240	5/11/04	1150000	4160	830	11	1996	3	14896	Y	N	8142 W MERCER WY
7	362350	0184	8/21/03	1171950	4240	0	11	1990	3	21450	Y	N	4140 W MERCER WY
7	320600	0020	7/5/04	1575000	3580	0	12	1970	4	37430	N	N	7801 78TH AV SE
7	335850	0955	5/6/03	1270000	4590	0	12	1987	3	41560	Y	N	7926 LAKEVIEW LN
7	192280	0450	7/22/04	2060000	4750	1960	12	2002	3	16169	Y	N	6014 W MERCER WY

**Improved Sales Removed from this Annual Update Analysis
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(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	072405	9038	1/31/03	3075000	%COMP; DOR RATIO
1	122404	9118	6/16/03	720000	QUESTIONABLE PER SALES IDENTIFICATION
1	243970	0065	1/3/03	5350000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
1	413930	0206	10/14/04	600000	PREV IMP<=10K
1	531510	1716	4/18/03	360000	NO MARKET EXPOSURE
1	544930	0125	12/6/04	2000000	IMP CHAR CHANGED -NOT PICKED UP
1	545230	1785	7/15/03	548000	DOR RATIO
1	545230	1875	5/15/03	787500	BANKRUPTCY - RECEIVER OR TRUSTEE
1	545230	1905	6/24/04	1335000	% COMPLETE
1	545230	1915	6/6/03	800000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	545230	2095	6/23/03	425000	DOR RATIO
1	735570	0170	12/9/04	1065000	IMP CHAR. DO NOT REFLECT SALES CHAR
1	800000	0060	7/22/03	1600000	NON-REPRESENTATIVE
1	810610	0017	1/7/03	764000	%NET COND
1	810610	0161	6/7/04	2550000	% COMPLETE
2	183210	0045	1/13/04	292500	RELATED PARTY, FRIEND, OR NEIGHBOR
2	206355	0020	2/10/04	413400	DOR RATIO
2	216241	0050	1/30/04	424000	RELOCATION - SALE BY SERVICE
2	216241	0050	1/30/04	424000	RELOCATION - SALE TO SERVICE
2	265550	0178	8/17/04	300000	ESTATE ADMIN, EXECUTOR; UNFIN AREA
2	265550	0241	11/2/04	1380000	NON-REPRESENTATIVE
2	445830	0190	5/27/04	437100	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
2	445830	0340	12/21/04	685000	IMP CHAR CHANGED -NOT PICKED UP
2	502190	0175	8/17/04	378000	PREV IMP<=10K
2	502190	0175	5/28/03	318500	ESTATE ADMIN,GUARDIAN,OR EXECUTOR
2	502190	0295	6/30/04	363000	PREV IMP<=10K
2	502190	0345	8/9/04	475000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	502190	0440	7/29/04	218750	DOR RATIO
2	502190	0440	7/29/04	218750	ESTATE ADMIN,OR EXECUTOR DOR RATIO
2	502190	0671	7/12/04	979000	%COMP; ACTIVE PERMIT BEFORE SALE>25K
2	502190	0671	12/8/03	360000	%COMP; DOR RATIO
2	502190	0765	7/16/04	425000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	502190	0905	6/11/04	180000	QCD; PART INTEREST ; DOR RATIO
2	545230	1150	4/7/04	950000	PREV IMP<=10K
2	545600	0175	11/20/03	92000	QCD; EXEMPT FROM EXCISE TAX DOR RATIO
2	545900	0255	7/10/03	139750	DOR RATIO
2	546090	0130	11/29/04	645000	LAND CHAR. DO NOT REFLECT SOLD CHAR
2	640230	0060	1/25/03	150000	RELATED PARTY, OR NEIGHBOR; DOR RATIO
2	640230	0060	1/25/03	150000	RELATED PARTY, OR NEIGHBOR; DOR RATIO
3	003100	0235	9/22/03	410000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
3	019110	0035	9/14/04	1386750	% COMPLETE
3	019110	0035	7/31/03	365000	%COMP; DOR RATIO
3	019110	0585	8/27/03	509000	% COMPLETE
3	019110	0830	2/27/03	350000	NON-REPRESENTATIVE
3	019110	0840	6/24/03	425000	DOR RATIO

**Improved Sales Removed from this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	192300	0020	5/19/03	825000	RELOCATION TO SERVICE
3	192300	0160	8/20/04	675000	BARGAIN & SALES DEED
3	228700	0010	7/13/04	499000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
3	228730	0160	11/22/04	1005000	NO MARKET EXPOSURE
3	228800	0060	3/7/03	475000	NON-REPRESENTATIVE
3	252400	0130	6/21/04	625000	RELOCATION - SALE BY SERVICE
3	252400	0130	6/3/04	625000	RELOCATION - SALE TO SERVICE
3	257950	0027	11/10/04	505000	OBSOLESCENCE
3	257950	0183	8/22/03	250000	NO MKT EXPOSURE;RELATED PARTY; DOR RATIO
3	258130	0060	8/21/03	40000	DOR RATIO
3	302405	9205	5/19/04	738000	UNFIN AREA
3	345600	0190	8/26/03	425000	CHARACTERISTICS CHANGED SINCE SALE
3	345600	0190	9/1/04	665000	DATA DOES NOT REFLECT PROPERTY SOLD
3	435130	0252	5/16/03	490000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
3	435130	0340	7/23/03	400000	NON-REPRESENTATIVE SALE
3	435130	0985	6/8/04	560000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
3	435130	1226	8/16/04	580100	OBSOLESCENCE
3	445730	0540	3/5/03	381300	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
3	545180	0031	9/29/04	700000	NON-REPRESENTATIVE
3	545600	0305	6/2/04	567000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
3	545600	0585	1/17/03	1075000	RELOCATION - SALE BY SERVICE
3	545600	0585	1/17/03	1075000	RELOCATION - SALE TO SERVICE
3	546030	0045	9/4/03	663000	RELOCATION TO SERVICE
3	546110	0030	11/21/03	530000	NON-REPRESENTATIVE SALE
3	546110	0090	5/8/04	408750	RELATED PARTY, FRIEND, OR NEIGHBOR
3	667290	0220	5/22/03	535000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
3	667290	0250	5/14/03	440000	DOR RATIO
3	751100	0040	3/15/04	639500	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
3	751100	0080	7/13/04	850000	OBSOLESCENCE
3	856610	0060	4/7/03	549950	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
3	856610	0140	6/24/03	705000	RELOCATION TO SERVICE
3	865100	0010	7/7/04	500000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
4	004610	0301	7/24/04	2400000	UNFIN AREA
4	004610	0354	3/6/03	660000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
4	004610	0510	11/17/03	1850000	ESTATE ADMIN, EXECUTOR; NO MKT EXPOSURE
4	182405	9033	6/28/04	1300000	IMP COUNT
4	192405	9156	5/26/04	800000	DIAGNOSTIC OUTLIER
4	192405	9180	7/24/03	1450000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
4	192405	9202	2/10/03	405169	PART INTEREST; RELATED PARTY,NBR DOR RATIO
4	192405	9285	11/2/04	770000	IMP COUNT
4	210700	0060	4/24/03	340000	DOR RATIO
4	257950	0120	3/26/03	2850000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	258010	0065	2/19/03	988500	RELOCATION TO SERVICE
4	302405	9098	6/19/03	1050000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
4	755870	0035	4/26/04	626800	BANKRUPTCY - RECEIVER OR TRUSTEE

**Improved Sales Removed from this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	130030	1810	3/20/03	450000	DOR RATIO
5	217450	1335	4/27/04	628000	NON-REPRESENTATIVE SALE
5	217450	1721	6/21/04	419000	PREV IMP<=10K
5	217450	2310	6/9/03	619375	% COMPLETE
5	217450	4120	7/7/03	345000	PREV IMP<=10K
5	217450	4130	12/23/03	340500	PREV IMP<=10K
5	217510	0075	9/2/03	430000	ESTATE ADMIN; NO MKT EXPOSURE; %NET COND
5	217510	0155	11/1/04	870000	PREV IMP<=10K
5	217510	0155	10/31/03	420000	PREV IMP<=10K
5	217510	0180	4/11/03	2810000	% COMPLETE
5	217510	0375	3/18/04	740000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
5	362350	0052	9/15/04	425000	PREV IMP<=10K
5	409950	1246	7/3/03	385000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	531510	0625	10/22/04	330000	PREV IMP<=10K
5	531510	0827	3/24/04	345000	PREV IMP<=10K
5	531510	0896	6/30/04	500000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	545880	0125	3/4/03	601500	RELOCATION - SALE BY SERVICE
5	545880	0125	1/6/03	601500	RELOCATION - SALE TO SERVICE
5	545880	0295	6/15/04	585000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
5	545880	0310	5/5/04	111361	QUIT CLAIM DEED; DOR RATIO
5	545880	0370	3/27/03	117500	QCD; RELATED PARTY, NEIGHBOR; DOR RATIO
5	545880	0390	9/29/03	439900	RELOCATION - SALE TO SERVICE
6	148330	0535	11/24/03	468000	% COMPLETE
6	192405	9150	12/10/03	618000	DIAGNOSTIC OUTLIER
6	192405	9216	5/12/04	1589000	QUIT CLAIM DEED
6	217450	2895	3/9/04	2925000	OBSOLESCENCE
6	217450	3100	6/29/04	1750000	%COMP; ACTIVE PERMIT BEFORE SALE>25K
6	217450	3100	1/30/03	575000	%COMP; DOR RATIO
6	217450	3115	1/30/03	425000	%COMP; DOR RATIO
6	217450	3130	11/10/04	500000	PREV IMP<=10K
6	217450	3441	5/26/04	430322	PREV IMP<=10K
6	252404	9214	3/4/04	750000	NON-REPRESENTATIVE SALE
6	252404	9246	4/4/03	510000	DOR RATIO
6	252404	9251	3/26/04	1370000	RELOCATION - SALE BY SERVICE
6	252404	9251	3/9/04	1370000	RELOCATION - SALE TO SERVICE
6	257490	0180	3/14/03	1235730	1031 TRADE; CORPORATE AFFILIATES
6	260270	0017	6/24/04	500000	RELATED PARTY, NEIGHBOR; DOR RATIO
6	260270	0017	6/24/04	125000	RELATED PARTY, NEIGHBOR; DOR RATIO
6	335850	0154	4/19/04	2375000	UNFIN AREA
6	335850	0365	8/12/03	600000	IMP COUNT;QCD; RELATED PARTY,FRIEND,NBR
6	362350	0395	6/21/04	525000	OBSOLESCENCE
6	404510	0130	3/29/03	975000	RELOCATION - SALE BY SERVICE
6	404510	0130	3/29/03	975000	RELOCATION - SALE TO SERVICE
6	409480	0190	4/8/03	894000	UNFIN AREA
6	409710	0075	3/31/03	640000	PRE IMP<=10K DOR RATIO

**Improved Sales Removed from this Annual Update Analysis
Area 34
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	409950	0005	8/24/04	1350000	NON-REPRESENTATIVE SALE
6	409950	0385	11/14/03	590000	IMP COUNT
6	409950	0480	10/17/03	215000	DOR RATIO
6	409950	0636	2/18/04	427000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
6	770010	0120	5/5/04	2275000	RELOCATION - SALE BY SERVICE
6	770010	0120	3/30/04	2275000	RELOCATION - SALE TO SERVICE
6	933270	0020	1/6/03	1206000	DIVORCE
6	936200	0040	6/12/03	1650000	IMP COUNT
7	019110	0550	3/11/03	299000	TEAR DOWN; NON-REP SALE; % COMP; DOR RATIO
7	141030	0105	1/21/04	565000	RELOCATION - SALE BY SERVICE
7	141030	0105	2/3/04	565000	RELOCATION - SALE TO SERVICE
7	246900	0110	7/28/03	609000	RELOCATION - SALE BY SERVICE
7	246900	0110	6/23/03	609000	RELOCATION - SALE TO SERVICE
7	246900	0120	4/24/03	140148	QCD; RELATED PARTY, NEIGHBOR; DOR RATIO
7	252404	9158	6/7/04	534000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	294890	0046	9/29/03	37738	RELATED PARTY, NEIGHBOR; OBSOL; DOR RATIO
7	302405	9109	8/28/03	372600	DOR RATIO
7	362290	0200	7/23/03	699500	RELOCATION TO SERVICE
7	362350	0120	1/9/03	960000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	362571	0040	11/11/03	1475000	IMP CHAR DO NOT REFLECT SOLD PROPERTY
7	362650	0070	8/28/03	485000	ESTATE ADMIN, EXECUTOR; EXEMPT EXCISE TAX
7	362710	0030	6/27/03	449000	%COMP; DOR RATIO
7	404510	0035	4/18/03	1495000	IMP CHAR DO NOT REFLECT SOLD PROPERTY
7	414100	0220	5/28/03	790000	CHARACTERISTICS CHANGED SINCE SALE
7	414100	0220	12/1/04	1395000	IMP CHAR. DO NOT REFLECT SALES CHAR
7	414100	0500	6/30/04	940000	RELOCATION - SALE BY SERVICE
7	414100	0500	6/30/04	940000	RELOCATION - SALE TO SERVICE
7	418840	0120	2/5/03	337500	DOR RATIO
7	418840	0200	5/27/03	670000	RELOCATION TO SERVICE
7	545110	0060	8/4/04	550000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	545110	0110	5/30/03	512000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	545121	0370	10/24/03	560000	OBSOLESCENCE
7	545360	0330	3/3/04	563500	RELOCATION - SALE BY SERVICE
7	545360	0330	5/27/03	563500	RELOCATION - SALE TO SERVICE
7	546360	0080	5/6/03	500000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	664872	0010	10/8/04	870000	%COMP; ACTIVE PERMIT BEFORE SALE>25K
7	664872	0020	8/9/04	895000	%COMP; ACTIVE PERMIT BEFORE SALE>25K
7	666920	0430	8/29/03	746000	LAND CHAR DO NOT REFLECT SALE PROPERTY
7	759810	0491	3/24/04	987008	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
7	759810	0579	4/14/03	725000	NON-REPRESENTATIVE SALE
7	873230	0240	2/20/03	466000	NON-REPRESENTATIVE
7	927080	0060	4/23/04	719000	RELOCATION - SALE BY SERVICE
7	927080	0060	4/23/04	719000	RELOCATION - SALE TO SERVICE

**Vacant Sales Used in this Annual Update Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	064710	0165	6/21/04	365000	9629	Y	N
1	413930	0135	10/14/04	455000	22704	N	N
2	289680	0030	12/3/03	405000	13860	N	N
2	289680	0040	5/12/04	405000	13928	N	N
2	289680	0050	12/8/04	400000	13961	N	N
3	182405	9161	6/24/03	275000	12240	N	N
3	192300	0270	11/26/03	290000	11416	Y	N
3	257950	0170	12/13/04	335000	14086	N	N
3	865120	0010	3/29/04	446500	19872	Y	N
4	192405	9298	8/25/04	380000	15246	Y	N
4	302405	9197	2/25/04	285000	9800	Y	N
4	302405	9223	2/20/03	455000	15641	Y	N
5	531510	0407	8/3/04	440000	12596	N	N
6	279800	0040	7/1/04	320000	16089	N	N
6	294890	0014	9/2/04	500000	19295	Y	N
6	335850	0191	9/24/04	755000	31080	Y	Y
6	936200	0010	2/12/04	375000	17280	Y	N
7	157470	0170	9/23/04	279000	15033	Y	N
7	335850	1002	2/5/04	350000	15927	N	N
7	335850	1002	11/17/04	448000	15927	N	N
7	545280	0570	3/1/04	280000	33636	N	N
7	812830	0020	6/18/03	350000	17812	N	N
7	936570	0268	4/9/03	350000	13933	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 34**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	531510	1816	1/8/03	340000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	265550	0276	12/14/04	180000	NON REPRESENTATION;ESTATE SALE
2	445810	0060	2/5/03	360000	BANKRUPTCY; TEAR DOWN
2	502190	0920	9/10/04	201055	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR;
3	019110	0835	6/24/03	205000	NO MARKET EXPOSURE;
3	019110	1020	6/25/03	625000	MULTI-PARCEL SALE;
3	182405	9161	12/22/04	1318000	IMPROVED SALE-NO IMP CHARACTERISTICS
3	257950	0185	8/22/03	250000	NO MKT EXPOSURE;RELATED PARTY, OR NEIGHBOR
4	182405	9176	6/14/04	200000	NO MKT EXPOSURE;RELATED PARTY, OR NEIGHBOR
6	217450	0290	1/21/03	415000	TEAR DOWN;
6	548270	0255	5/27/04	1500000	TEAR DOWN;
7	320600	0050	3/8/04	740000	NO MKT EXPOSURE;RELATED PARTY, OR NEIGHBOR



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Department of Assessments
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www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2005 Revaluation for 2006 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr